

KNOX COUNTY BOARD OF ZONING AND APPEALS



Patricia Williams	1st District	Ron Rochelle	5th District	Terri Kerr	6th District
Markus Chady	2nd District (Chair)			Bill Sewell	7th District
Dennis Sewell	3rd District			Kevin Murphy	8th District
Bill McSpadden	4th District			Bob Thompson	9th District

THE KNOX COUNTY BOARD OF ZONING APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, OCTOBER 26, 2016 AT 1:30 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.

AGENDA

I. ROLL CALL:

II. PLEDGE OF ALLEGIANCE TO THE FLAG:

III. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

IV. REQUESTS:

- 4a Request of Jeffrey and Jammie Davis for variance of the Knox County Board of Zoning Appeals for waiver of rear peripheral setback from 35 feet to 10 feet. Property is located at 12433 Palm Beach Way, Lot 1, Lakecove Unit 1. CLT Map 162, Group MD, Parcel 001. Property is zoned PR.
(Commission District 5)

- 4b Request of Jerry Drain by David Hutchins for variance of the Knox County Board of Zoning Appeals for waiver of minimum lot intensity for two dwelling units (duplex) on sewer from 12,000 square feet to 10,000 square feet for the proposed front lot. Property is located at 3029 Gray Hendrix Road. CLT Map 091, Group AA, Parcel 021. Property is zoned RA.
(Commission District 6)

- 4c Request of Jerry Drain by David Hutchins for variance of the Knox County Board of Zoning Appeals for waiver of maximum lot coverage from 30 percent to 36 percent for the proposed front lot. Property is located at 3029 Gray Hendrix Road. CLT Map 091, Group AA, Parcel 021. Property is zoned RA.
(Commission District 6)

V. DEFERRED REQUESTS:

- 5a Request of Broad Creek Builders, LLC by Bruce Matzel for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 15 feet. Property is located at 1214 Campbell Park Lane. Lot 5, Campbell Park. CLT Map 130, Group, Parcel 086. Property is zoned PR.
(Commission District 6)
- 5b Request of Broad Creek Builders, LLC by Bruce Matzel for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 15 feet. Property is located at 1210 Campbell Park Lane. Lot 6, Campbell Park. CLT Map 130, Group, Parcel 086. Property is zoned PR.
(Commission District 6)
- 5c Request of Broad Creek Builders, LLC by Bruce Matzel for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 15 feet. Property is located at 1206 Campbell Park Lane. Lot 7, Campbell Park. CLT Map 130, Group, Parcel 086. Property is zoned PR.
(Commission District 6)

VI. DISCUSSION

VII. ADJOURNMENT:

AI-6780

4a

BZA Agenda

Meeting Date: 10/26/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Jeffrey and Jammie Davis for variance of the Knox County Board of Zoning Appeals for waiver of rear peripheral setback from 35 feet to 10 feet. Property is located at 12433 Palm Beach Way, Lot 1, Lakecove Unit 1. CLT Map 162, Group MD, Parcel 001. Property is zoned PR. (Commission District 5)

Attachments

4a

4a1

4a2

4a3

KNOX COUNTY BOARD OF ZONING APPEALS *4a*

Application Date: 10/06/2016

Meeting Date: Wednesday, October 26 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: **for waiver of rear peripheral setback from 35 feet to 10 feet**

Reason: **topography and irregularly shaped lot**

Property Address **12433 Palm Beach Way**

Subdivision: **Lakecove**

Zone: **A,PR**

Lot Size: **.28**

CLT Map: **162**

Group: **MD**

Parcel: **001**

Lot: **1**

In Commission District 05, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: **JEFFREY & JAMMIE DAVIS**

Address: **1217 WILKINSON RD**

City, State, Zip: **KNOXVILLE TN 37923**

Telephone: **865 680-1732**

Owner: **JEFFREY & JAMMIE DAVIS**

Address: **1217 WILKINSON RD**

City, State, Zip: **KNOXVILLE TN 37923**

Telephone: **865 680-1732**

The Board of Zoning Appeals meets on the fourth Wednesday of each month. REPRESENTATION MUST BE PRESENT AT THE MEETING BEFORE THE APPEAL WILL BE GRANTED.

Every appeal shall be taken within thirty(30) days from the date of any refusal by the Building Inspector to issue the permit.

Page: **5-5.13-4**

Regulation: **5.13.06**

Section:

Appellant:  **Jeff Davis**

Jeff Davis

Code Administration: 

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

10/06/2016

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	162	M	D	1		12433 PALM BEACH WAY		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
LAKECOVE S/D UNIT 1				-	1-	20070925-0026169	92.44 X 139.02 X IRR	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
LAKE COVE PROPERTIES LLC		1/17/2007	<u>20070123</u>	0059879		12300 S NORTSHORE DR KNOXVILLE, TN 37922		
		11/15/2006	<u>20070420</u>	0085786				
HOME FEDERAL BANK OF TENNESSEE		12/7/2011	<u>20111213</u>	0032593	\$ 1,020,000	515 MARKET ST KNOXVILLE, TN 37901-1230		
NUTT PROPERTIES LLC		12/30/2011	<u>20120103</u>	0036144	\$ 950,000	2121 LAKEPOINT DR KNOXVILLE, TN 37922		
DAVIS JEFFREY & DAVIS JAMMIE		7/22/2016	<u>20160725</u>	0005307	\$ 60,000	1217 WILKINSON RD KNOXVILLE, TN 37923		

Remarks

ADD

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)
162 06202	

10/12/16

To the members of the Knox County Board of Zoning Appeals:

My name is Jammie Davis and I am making an appeal to your committee on the behalf of myself and my husband (Jeff) for a variance located at 12433 Palm Beach Way, Knoxville, TN 37923.

As we begin to look at the lot located at 12433 Palm Beach Way, It was not disclosed to myself nor Jeff of the 35 foot setback off of the common area.

On one side of the lot the property line cuts back across the creek creating a point in the middle of the lot making it impossible to build a house within subdivision guide lines. The common area is wooded and located at the rear of our lot and is not used.

The configuration of the lot starts with the hampering of the drive way, and the garage requirements of the HOA. It is impossible to have the standard 3 car garage that is required for the side entry. We have gotten approval for a 2 car garage with a court yard entrance from the HOA.

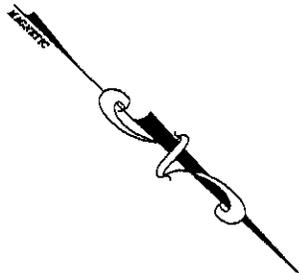
The lot is such a configuration of size that it is difficult to build a home that is commence with the other homes in the subdivision. Other homes in this subdivision that are being developed are anywhere from the upper 3,000 to 4,000 sq ft in range. With the current setbacks of the lot, you can't build a functional home because front entry garages are not allowed.

Accordingly we need a variance and a waiver of the set back from the zoning board to enable this lot to be functional and useable. We are perfectly fine with the current setbacks of the common area that is visible and landscaped for the entrance. The setback variance that we are asking for is off a point of the common area in the rear of the lot that is located beside the wooded area.

We are in a hardship due to the unusual shape of the lot, and need this variance in order to build a house with a court yard entrance with 2 garage doors. Without this variance we are unable to build a house that meets all requirements and is comparable with other home in the subdivision.

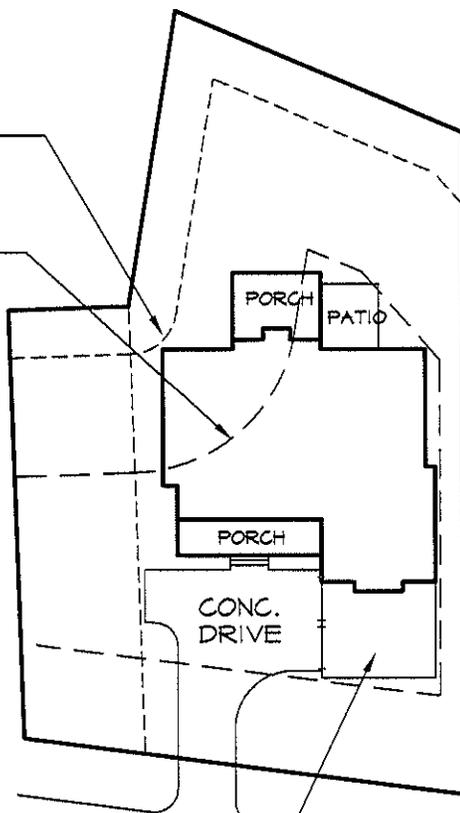
Thank You,

Jeff and Jammie Davis
12433 Palm Beach Way
Knoxville, TN 37923



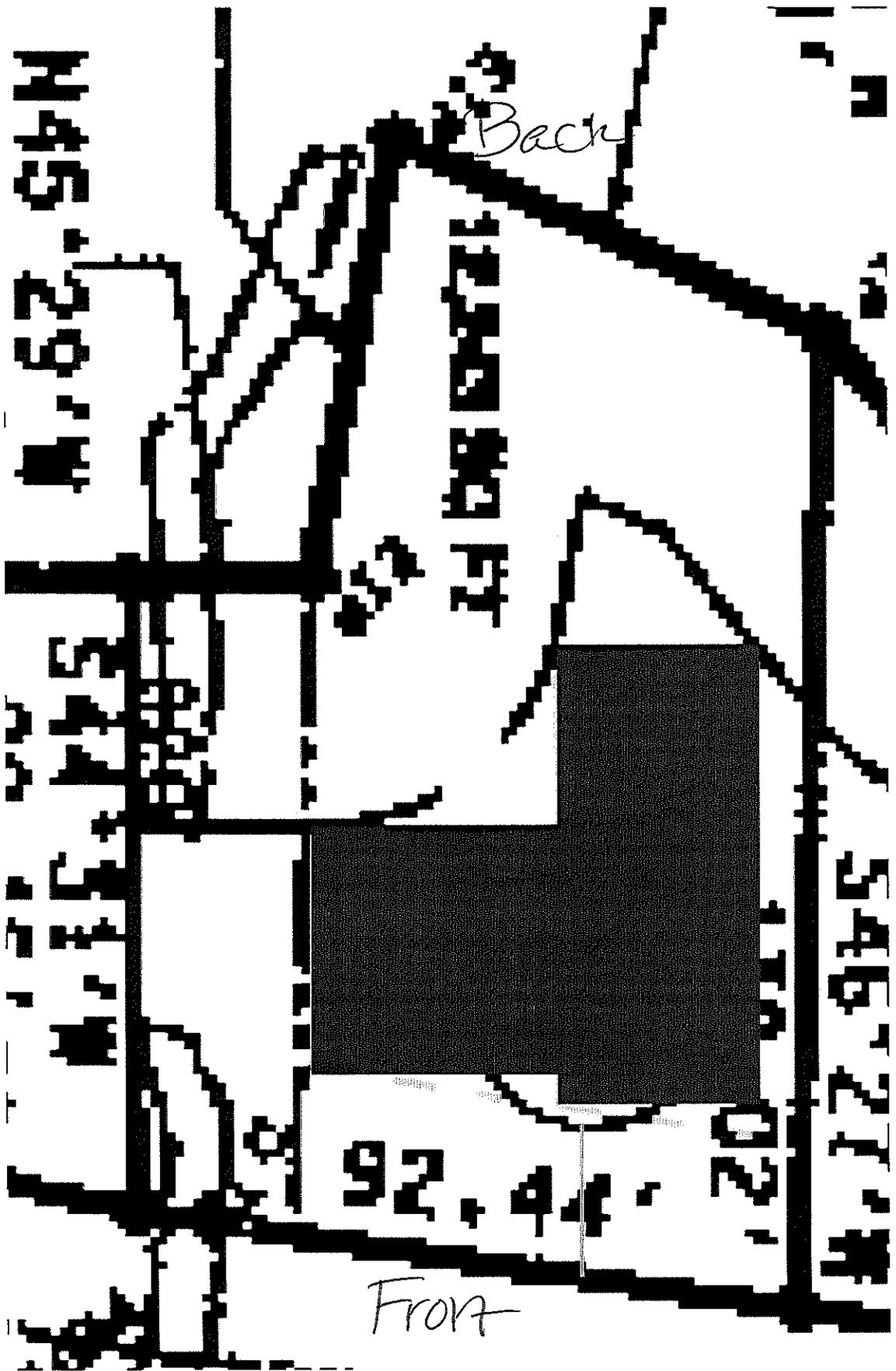
PROPOSED VARIANCE
TO 10' REAR SETBACK

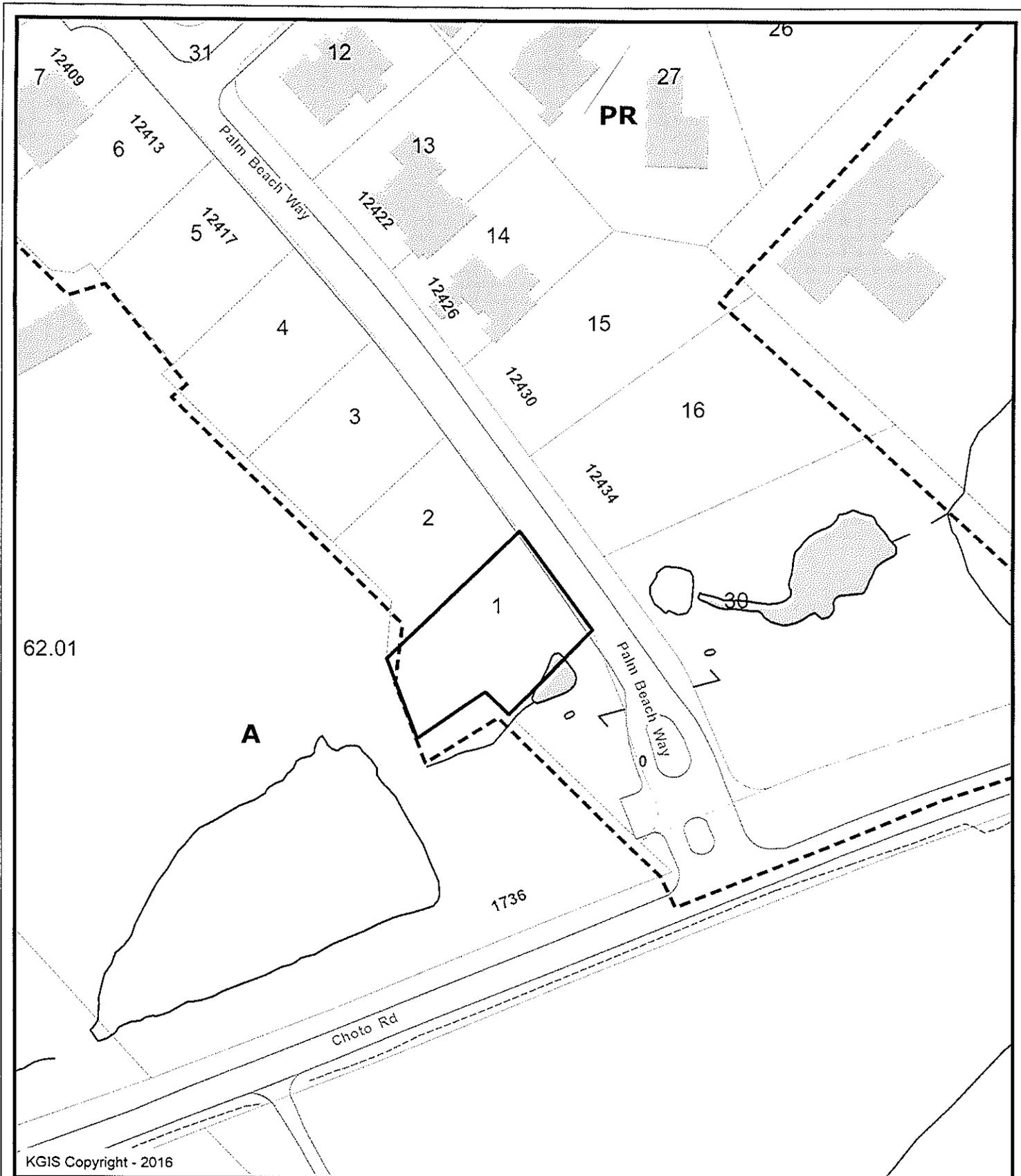
EXISTING 35'
PERIPHERAL
SETBACK



EXTEND GARAGE
FOR COURTYARD ENTRY

CURRENT SETBACK LIMITATION



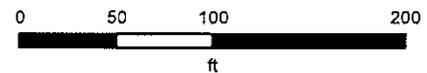


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Letter Portrait

Printed: 10/6/2016 at 1:32:14 PM

Knoxville - Knox County - KUB Geographic Information System



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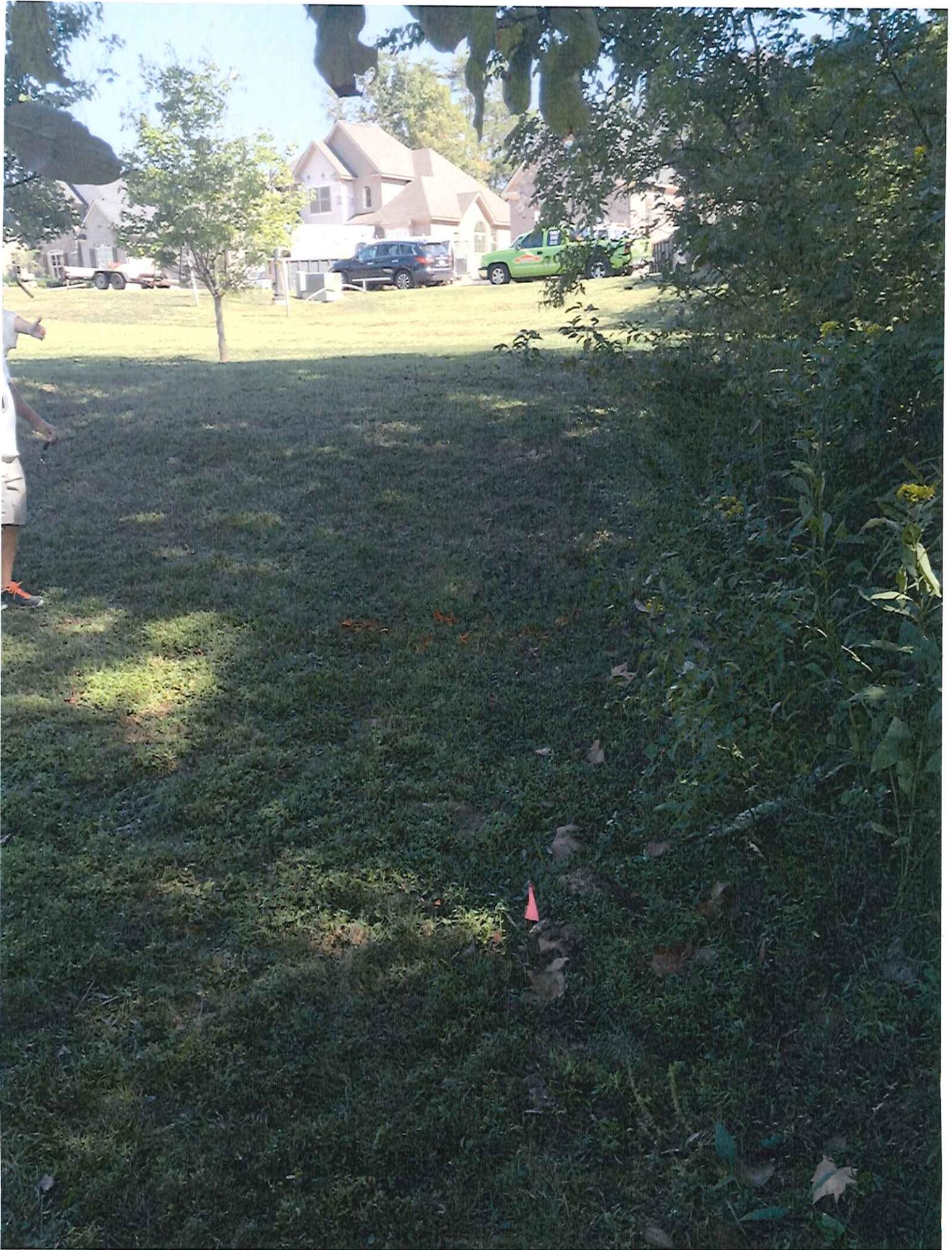












VARIANCE

**Public Hearing
City-County Bldg.**

**10-26-16 1:30 P.M.
215-2325**

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325

AI-6782

4b

BZA Agenda

Meeting Date: 10/26/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Jerry Drain by David Hutchins for variance of the Knox County Board of Zoning Appeals for waiver of minimum lot intensity for two dwelling units (duplex) on sewer from 12,000 square feet to 10,000 square feet for the proposed front lot. Property is located at 3029 Gray Hendrix Road. CLT Map 091, Group AA, Parcel 021. Property is zoned RA.
(Commission District 6)

Attachments

4b

4bc1

4bc2

4bc3

KNOX COUNTY BOARD OF ZONING APPEALS

4b.

Application Date: 10/12/2016

Meeting Date: Wednesday, October 26 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of minimum lot intensity for two dwelling units (duplex) on sewer from 12,000 square feet to 10,000 square feet for proposed front lot

Reason: lot configuration to provide easement to rear lot of proposed subdivision

Property Address 3029 Gray Hendrix Rd

Subdivision: Beaver Ridge Heights Zone: RA Lot Size: 10,000

CLT Map: 091 Group: AA
Parcel:021

Lot: 6

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: DAVID HUTCHINS
Address: 4625 NEWCOM AVE
City, State, Zip: KNOXVILLE TN 37919
Telephone: 865 584-1809

Owner: JERRY DRAIN
Address: 5935 BEAVER RIDGE RD
City, State, Zip: KNOXVILLE TN 37931
Telephone: 865 670-0842

The Board of Zoning Appeals meets on the fourth Wednesday of each month. REPRESENTATION MUST BE PRESENT AT THE MEETING BEFORE THE APPEAL WILL BE GRANTED.

Every appeal shall be taken within thirty(30) days from the date of any refusal by the Building Inspector to issue the permit.

Page:: 5-5.11-4 Regulation: 5.11.09 Section: C

Appellant: _____

Code Administration: Debbie Lisk

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

KNOX COUNTY BOARD OF ZONING APPEALS

46. original

Application Date: 10/12/2016

Meeting Date: Oct. 26, 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of minimum lot intensity for two dwelling units (duplex) from 12,000 square feet to 10,000 square feet and maximum lot coverage from 30 percent to 36 percent.

Reason: lot configuration to provide easement access to proposed rear lot of proposed subdivision.

Property Address 3029 Gray Hendrix Rd

Subdivision: Zone: RA Lot Size:

CLT Map: 091 Group: AA
Parcel: 021

Lot: 6

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: DAVID HUTCHINS
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City, State, Zip: KNOXVILLE TN 37919
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Page: 5-5.11-4 Regulation: 5.11.09 Section: C

Appellant: David Hutchins
Code Administration: Debbie Lips

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

10/12/2016

District	Map	Insert	Group	Parcel	Ward	Property Location			
W6	91	A	A	21		3029 GRAY HENDRIX RD			
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
BEAVER RIDGE HGTS UNIT 2			-	6-	49S-4	105.5 X 276 X IRR		0.00 - A.C. Deeded	
								0.00 - A.C. Calculated	
Owner		Sale Date	Book	Page	Sale Price	Mailing Address			
ATKINS ROBERT & THELMA		1/19/1990	1998	778		3041 GRAY HENDRIX RD KNOXVILLE, TN 37931			
DRAIN JERRY A		2/26/2016	20160301	0050405	\$ 48,000	5935 BEAVER RIDGE RD KNOXVILLE, TN 37931			

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Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

Request for zoning variance 43029 Gray Hendrix Rd., Knox county Tennessee

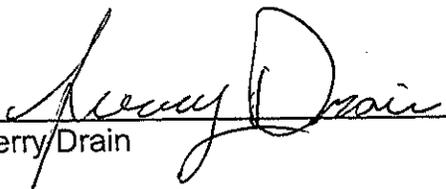
The current lot at 3029 Gray Hendrix Road is 26,976 ft.² in area and is zoned RA. Upon re-subdivision of this single lot into two lots the area will be reduced to 26,120 ft.² due to a right-of-way expansion along Gray Hendrix Road which will take approximately 856 ft.² from the original lot area. We have been before M PC and have been granted approval for a duplex under use on review for what would be the rear lot of this parcel when subdivided. The residual area of the front lot will then be 14,030 ft.². An access easement across the front lot to the rear lot will be provided. The area of this access easement will be 4030 ft.². The area of the easement per subdivision regulations cannot be considered as part of the lot area. Therefore the lot area for the front lot is 10,000 ft.². Per the zoning regulations we can only have a single family dwelling on that lot size.

The configuration of the lot creates a hardship on optimum utilization for strict conformance with the zoning regulations. If this lot were 120 feet wide at the front with 90° corners and the same square footage in area we would be able to achieve two duplexes with 12,000 square-foot lots for each. Also consider that the easement running through the front lot also provides the benefit of a driveway for the use of that front lot. Additionally the loss of lot area for the Right of Way expansion adversely effects our lot size.

Our request for a variance is to reduce the lot area required for a duplex from 12,000 ft.² to 10,000 ft.². Also we request a lot coverage variance from 30% to 36%. This is the equivalent lot coverage for a 12,000 square-foot lot.

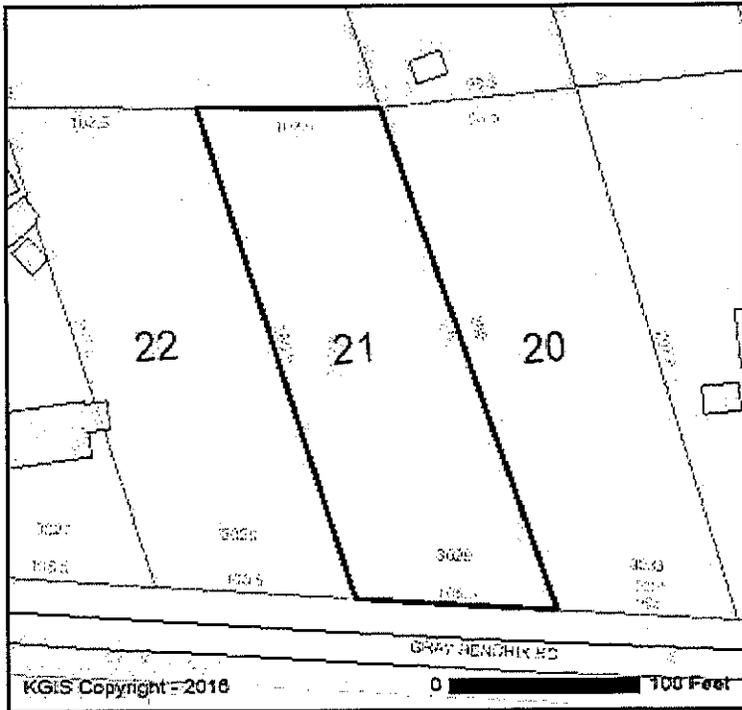
Also there are other considerations for the full development of this site. The same owner owns the adjacent parcel at 3033 Gray Hendrix Road which is currently before MPC for rezoning from A to RA. We have met with Knox County Engineering to discuss the best development for both of these sites and we have included in this submission drawings which indicate what the total development could look like per that conversation. One improvement would be the driveway access which would allow for a median between entry and exit. This approach also consolidates pavement areas which reduces the storm water requirement for both sites. We would upon zoning approval seek a variance on lot size at the front of the adjacent property to allow for a duplex there also.

I Jerry Drain owner of the property at 3029 Gray Hendrix Road authorize David Hutchins to submit for application for variance request for this property.


Jerry Drain

10/12/2016
Date

Parcel 091AA021 - Property Map and Details Report



Property Information

Location Address: 3029 GRAY HENDRIX RD
 CLT Map: 91
 Insert: A
 Group: A
 Condo Letter:
 Parcel: 21
 Parcel ID: 091AA021
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision: BEAVER RIDGE HGTS UNIT 2
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 49S - 4
 Recorded Deed: 20160301 - 0050405
 Deed Type: Deed: Full Coven
 Deed Date: 3/1/2016

Address Information

Site Address: 3029 GRAY HENDRIX RD
 KNOXVILLE - 37931
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

DRAIN JERRY A
 5935 BEAVER RIDGE RD
 KNOXVILLE, TN 37931

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 60.01
 Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 63
 Voting Location: Karns Middle School
 2925 GRAY HENDRIX RD
 TN State House: 89 Roger Kane
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Brad Anders
 Bob Thomas
 Ed Brantley

School Zones

Elementary: KARNS ELEMENTARY
 Intermediate:
 Middle: KARNS MIDDLE
 High: KARNS HIGH

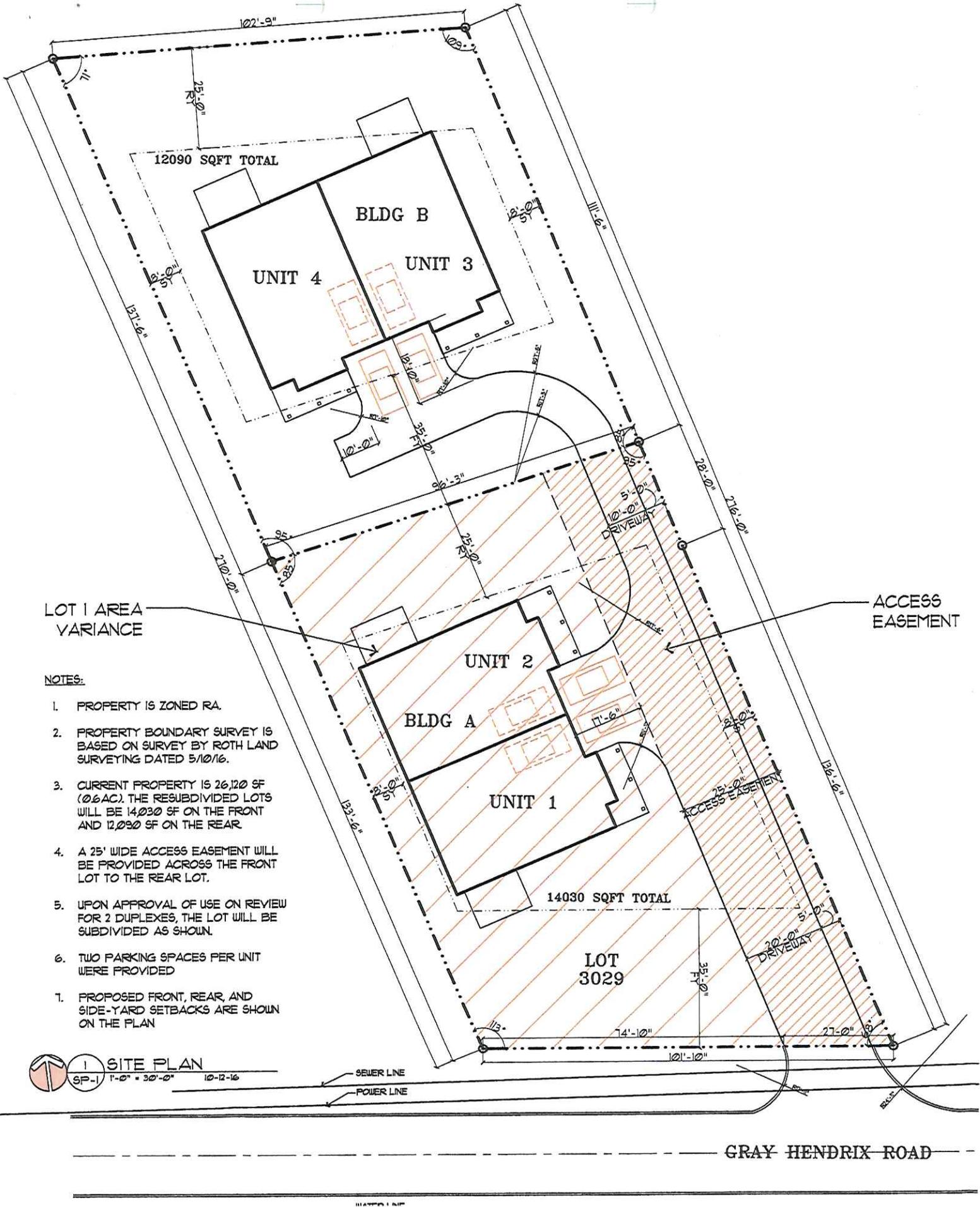
Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:
 School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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LOT 1 AREA VARIANCE

ACCESS EASEMENT

NOTES:

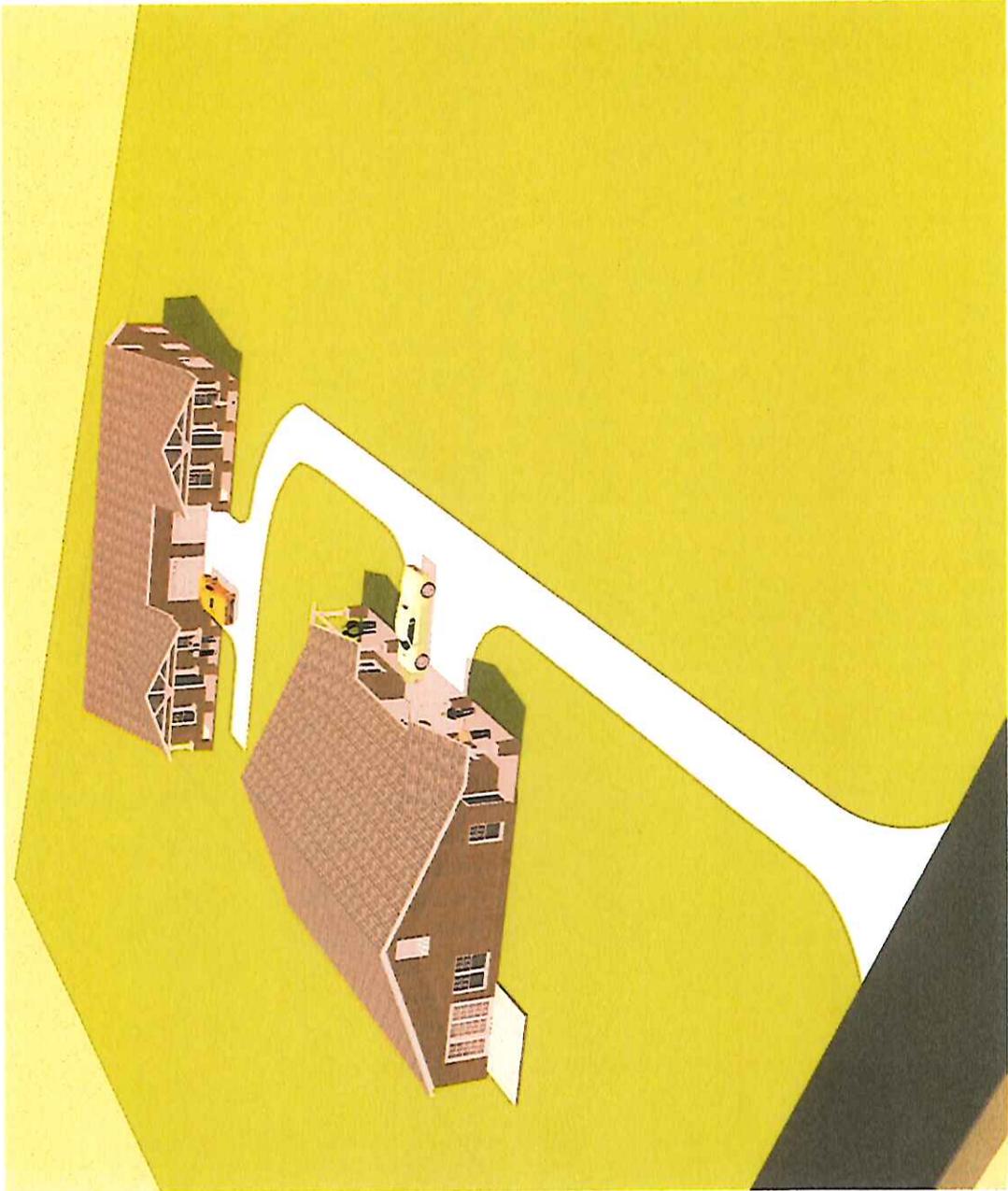
1. PROPERTY IS ZONED RA.
2. PROPERTY BOUNDARY SURVEY IS BASED ON SURVEY BY ROTH LAND SURVEYING DATED 5/10/16.
3. CURRENT PROPERTY IS 26,120 SF (0.6AC). THE RESUBDIVIDED LOTS WILL BE 14,030 SF ON THE FRONT AND 12,090 SF ON THE REAR.
4. A 25' WIDE ACCESS EASEMENT WILL BE PROVIDED ACROSS THE FRONT LOT TO THE REAR LOT.
5. UPON APPROVAL OF USE ON REVIEW FOR 2 DUPLEXES, THE LOT WILL BE SUBDIVIDED AS SHOWN.
6. TWO PARKING SPACES PER UNIT WERE PROVIDED
7. PROPOSED FRONT, REAR, AND SIDE-YARD SETBACKS ARE SHOWN ON THE PLAN

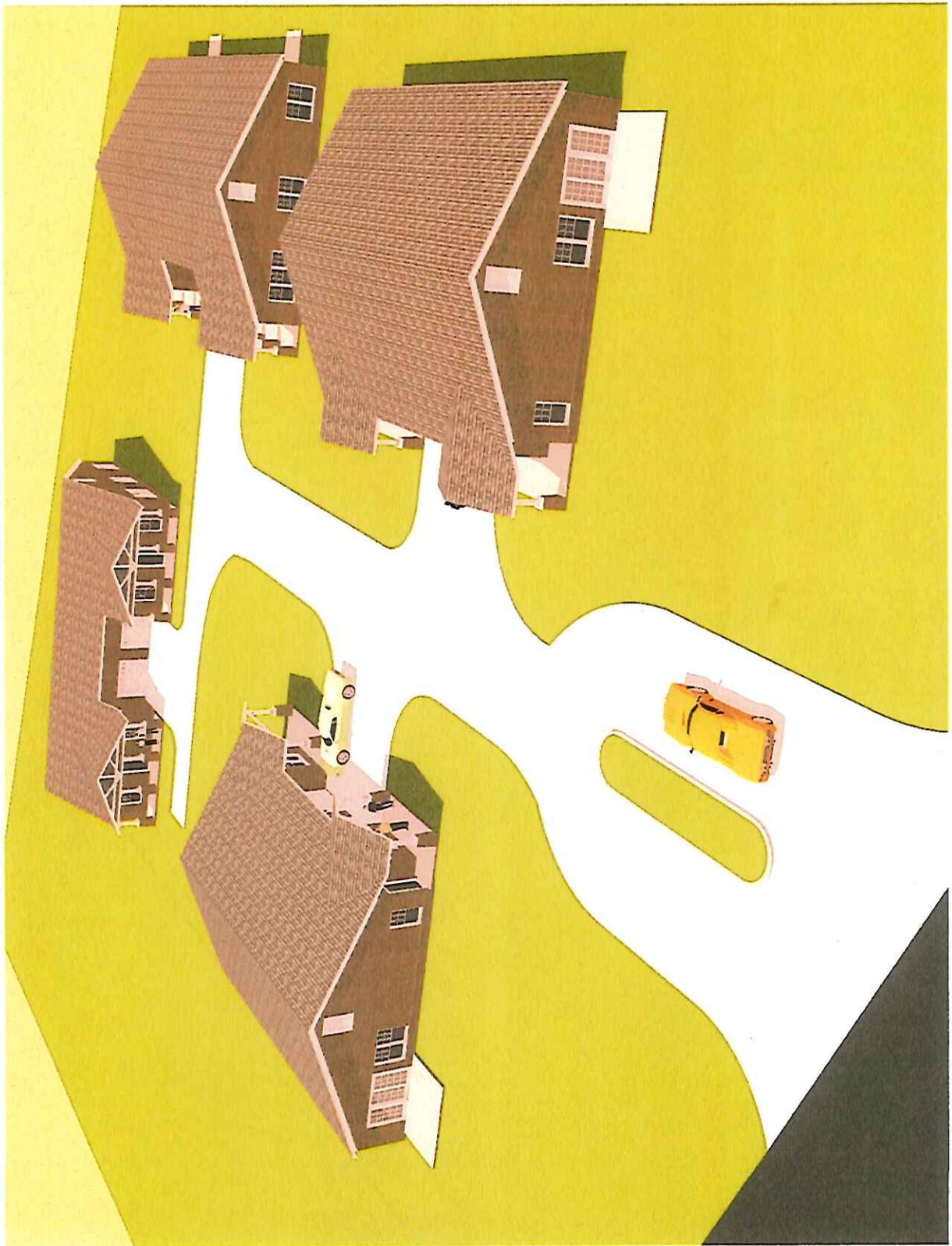
1 SITE PLAN
 SP-1 1"-0" = 30'-0" 10-12-16

SEWER LINE
 POWER LINE

GRAY HENDRIX ROAD

WATER LINE







VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325

VARIANCE
Public Hearing
City-County Blog
10:00 AM - 1:00 PM
815-2385

VARIANCE
Public Hearing
City-County Board
10:00 AM - 1:00 PM
215-0000

AI-6783

4c

BZA Agenda

Meeting Date: 10/26/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

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(Commission District 6)

Attachments

4c

4bc1

4bc2

4bc3

KNOX COUNTY BOARD OF ZONING APPEALS

4c

Application Date: 10/13/2016

Meeting Date: Wednesday, October 26 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of maximum lot coverage from 30 percent to 36 percent

Reason: lot configuration to provide easement to rear lot of proposed subdivision

Property Address 3029 Gray Hendrix Rd

Subdivision: Beaver Ridge Heights

Zone: RA

Lot Size: 10,000

CLT Map: 091 Group: AA

Parcel:021

Lot: 6

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

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Appellant: DAVID HUTCHINS
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City, State, Zip: KNOXVILLE TN 37919
Telephone: 865 584-1809

Owner: JERRY DRAIN
Address: 5935 BEAVER RIDGE RD
City, State, Zip: KNOXVILLE TN 37931
Telephone: 865 670-0842

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Page:: 5-5.11-5 Regulation: 5.11.10 Section:

Appellant: See original

Code Administration: Debbie Lotts

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

KNOX COUNTY BOARD OF ZONING APPEALS

46

Application Date: 10/12/2016

Meeting Date: Oct. 26, 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of minimum lot intensity for two dwelling units (duplex) from 12,000 square feet to 10,000 square feet and maximum lot coverage from 30 percent to 36 percent.

Reason: lot configuration to provide easement access to proposed rear lot of proposed subdivision.

Property Address 3029 Gray Hendrix Rd

Subdivision: Zone: RA Lot Size:

CLT Map: 091 Group: AA
Parcel: 021

Lot: 6

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

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Telephone: 865 584-1809

Owner: JERRY DRAIN
Address: 5935 BEAVER RIDGE RD
City, State, Zip: KNOXVILLE TN 37931
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Page:: 5-5.11-4 Regulation: 5.11.09 Section: C

Appellant: David Hutchins

Code Administration: Shelvia Lips

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
 MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

10/12/2016

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	91	A	A	21		3029 GRAY HENDRIX RD		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
BEAVER RIDGE HGTS UNIT 2				-	6-	49S-4	105.5 X 276 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
ATKINS ROBERT & THELMA				1/19/1990	1998	778		3041 GRAY HENDRIX RD KNOXVILLE, TN 37931
DRAIN JERRY A				2/26/2016	20160301	0050405	\$ 48,000	5935 BEAVER RIDGE RD KNOXVILLE, TN 37931

Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

Request for zoning variance 43029 Gray Hendrix Rd., Knox county Tennessee

The current lot at 3029 Gray Hendrix Road is 26,976 ft.² in area and is zoned RA. Upon re-subdivision of this single lot into two lots the area will be reduced to 26,120 ft.² due to a right-of-way expansion along Gray Hendrix Road which will take approximately 856 ft.² from the original lot area. We have been before M PC and have been granted approval for a duplex under use on review for what would be the rear lot of this parcel when subdivided. The residual area of the front lot will then be 14,030 ft.². An access easement across the front lot to the rear lot will be provided. The area of this access easement will be 4030 ft.². The area of the easement per subdivision regulations cannot be considered as part of the lot area. Therefore the lot area for the front lot is 10,000 ft.². Per the zoning regulations we can only have a single family dwelling on that lot size.

The configuration of the lot creates a hardship on optimum utilization for strict conformance with the zoning regulations. If this lot were 120 feet wide at the front with 90° corners and the same square footage in area we would be able to achieve two duplexes with 12,000 square-foot lots for each. Also consider that the easement running through the front lot also provides the benefit of a driveway for the use of that front lot. Additionally the loss of lot area for the Right of Way expansion adversely effects our lot size.

Our request for a variance is to reduce the lot area required for a duplex from 12,000 ft.² to 10,000 ft.². Also we request a lot coverage variance from 30% to 36%. This is the equivalent lot coverage for a 12,000 square-foot lot.

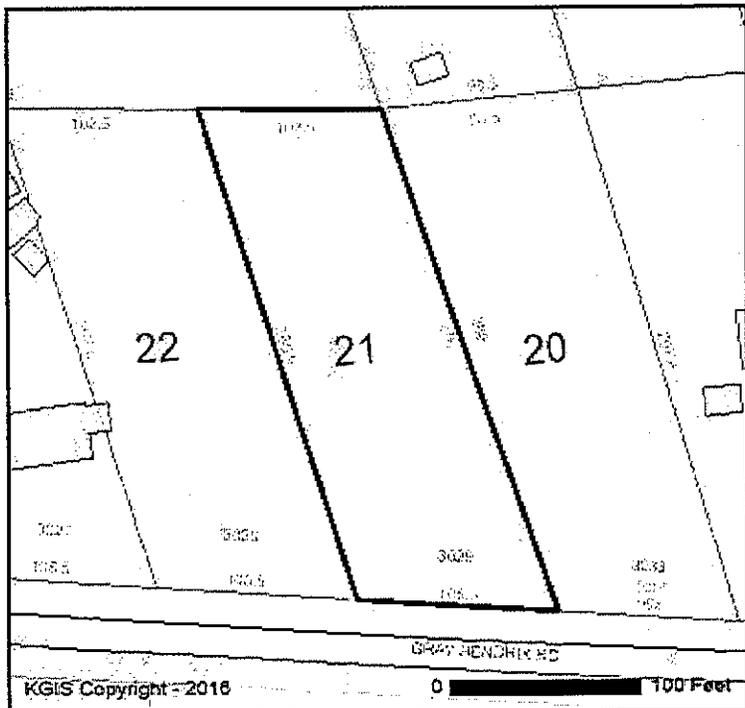
Also there are other considerations for the full development of this site. The same owner owns the adjacent parcel at 3033 Gray Hendrix Road which is currently before MPC for rezoning from A to RA. We have met with Knox County Engineering to discuss the best development for both of these sites and we have included in this submission drawings which indicate what the total development could look like per that conversation. One improvement would be the driveway access which would allow for a median between entry and exit. This approach also consolidates pavement areas which reduces the storm water requirement for both sites. We would upon zoning approval seek a variance on lot size at the front of the adjacent property to allow for a duplex there also.

I Jerry Drain owner of the property at 3029 Gray Hendrix Road authorize David Hutchins to submit for application for variance request for this property.


Jerry Drain

10/12/2016
Date

Parcel 091AA021 - Property Map and Details Report



Property Information

Location Address: 3029 GRAY HENDRIX RD
 CLT Map: 91
 Insert: A
 Group: A
 Condo Letter:
 Parcel: 21
 Parcel ID: 091AA021
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision: BEAVER RIDGE HGTS UNIT 2
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 49S - 4
 Recorded Deed: 20160301 - 0050405
 Deed Type: Deed:Full Coven
 Deed Date: 3/1/2016

Address Information

Site Address: 3029 GRAY HENDRIX RD
 KNOXVILLE - 37931
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

DRAIN JERRY A
 5935 BEAVER RIDGE RD
 KNOXVILLE, TN 37931
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 60.01
 Planning Sector: Northwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 63
 Voting Location: Karns Middle School
 2925 GRAY HENDRIX RD
 TN State House: 89 Roger Kane
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Brad Anders
 Bob Thomas
 Ed Brantley

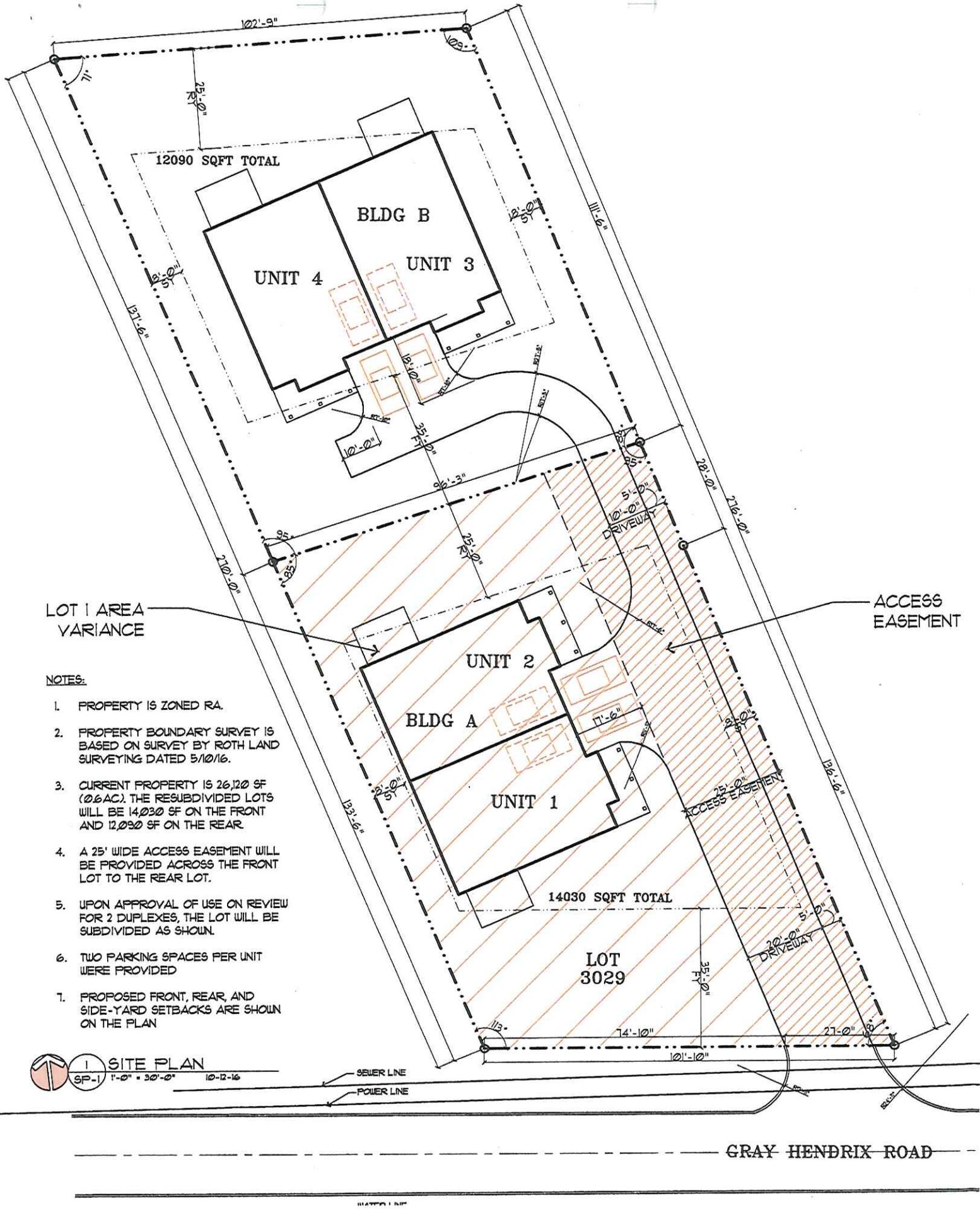
School Zones

Elementary: KARNS ELEMENTARY
 Intermediate:
 Middle: KARNS MIDDLE
 High: KARNS HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:
 School Board: 6 Terry Hill
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

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12090 SQFT TOTAL

BLDG B

UNIT 4

UNIT 3

UNIT 2

BLDG A

UNIT 1

14030 SQFT TOTAL

LOT 3029

LOT 1 AREA VARIANCE

ACCESS EASEMENT

NOTES:

1. PROPERTY IS ZONED RA.
2. PROPERTY BOUNDARY SURVEY IS BASED ON SURVEY BY ROTH LAND SURVEYING DATED 5/10/16.
3. CURRENT PROPERTY IS 26,120 SF (0.6 AC). THE RESUBDIVIDED LOTS WILL BE 14,030 SF ON THE FRONT AND 12,090 SF ON THE REAR.
4. A 25' WIDE ACCESS EASEMENT WILL BE PROVIDED ACROSS THE FRONT LOT TO THE REAR LOT.
5. UPON APPROVAL OF USE ON REVIEW FOR 2 DUPLEXES, THE LOT WILL BE SUBDIVIDED AS SHOWN.
6. TWO PARKING SPACES PER UNIT WERE PROVIDED
7. PROPOSED FRONT, REAR, AND SIDE-YARD SETBACKS ARE SHOWN ON THE PLAN



1 SITE PLAN

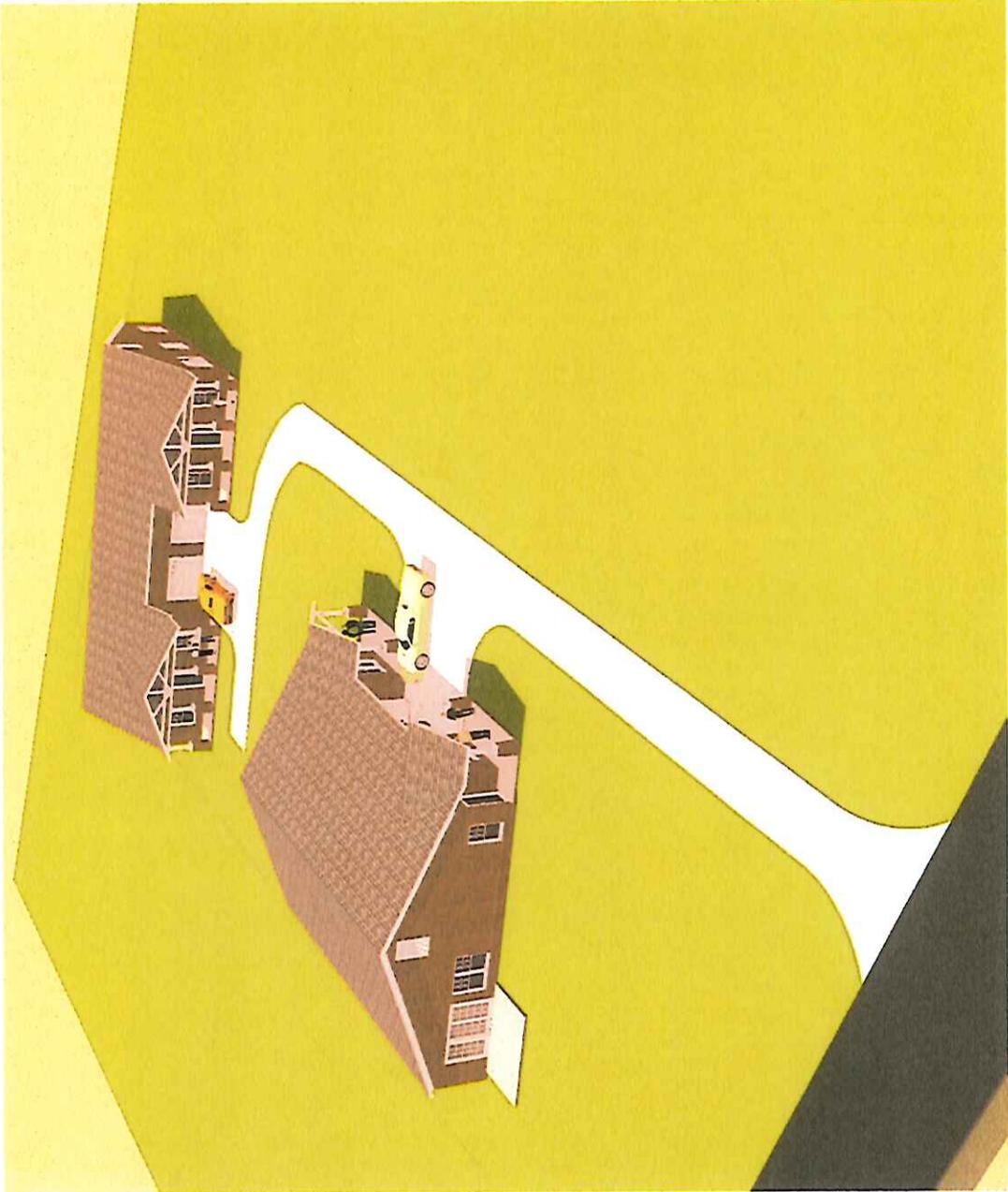
SP-1 1"=30'-0" 10-12-16

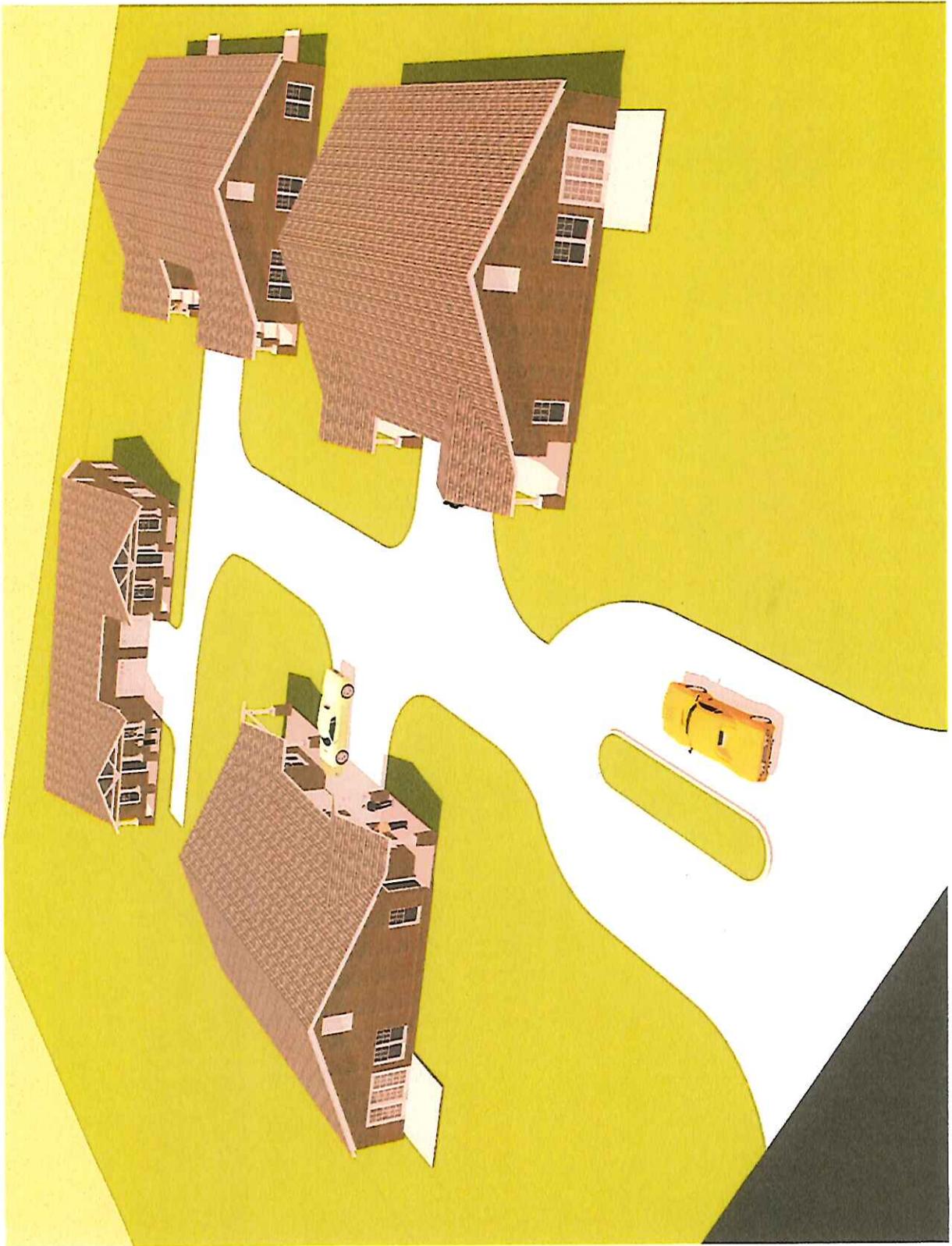
SEWER LINE

POWER LINE

GRAY HENDRIX ROAD

WATER LINE







VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325

VARIANCE
Public Hearing
City-County Blog
10:00 AM - 1:00 PM
815-2385

VARIANCE
Public Hearing
City-County Board
10:00 AM - 1:00 PM
215-0000

AI-6784

5a

BZA Agenda

Meeting Date: 10/26/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Broad Creek Builders, LLC by Bruce Matzel for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 15 feet. Property is located at 1214 Campbell Park Lane. Lot 5, Campbell Park. CLT Map 130, Group, Parcel 086. Property is zoned PR.

(Commission District 6)

Attachments

5a

5abc1

5abc2

KNOX COUNTY BOARD OF ZONING APPEALS

16-002361

5a

Application Date: 09/09/2016

Meeting Date: Wednesday, September 28 2016

Oct. 26

P/P Oct. 26

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of front setback from 20 feet to 15 feet.

Reason: topography

Property Address 1214 Campbell Park Ln

Subdivision: Campbell Park

Zone: PR

Lot Size: .15

CLT Map: 130 Group:

Parcel:086

Lot: 5

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: BROAD CREEK BUILDERS, LLC

Address: 12023 WOOD HOLLOW LN

City, State, Zip: KNOXVILLE TN 37932

Telephone: 865 388-1163 865 966-7979

Owner: BRANDYWINE AT CAMPBELL STATION ROAD, LL

Address: 1602 STE 101 LAWRENCE AVE

City, State, Zip: OCEAN NJ 07712

Telephone:

The Board of Zoning Appeals meets on the fourth Wednesday of each month. REPRESENTATION MUST BE PRESENT AT THE MEETING BEFORE THE APPEAL WILL BE GRANTED.

Every appeal shall be taken within thirty(30) days from the date of any refusal by the Building Inspector to issue the permit.

Page:: 5-5.13-3

Regulation: 5.13.05

Section: A

Appellant: Bruce Matzel Bruce Matzel

Code Administration: Pat [Signature]

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE

Source: KGIS

MAP DEPARTMENT - OWNERSHIP CARD

ACTIVE NORMAL

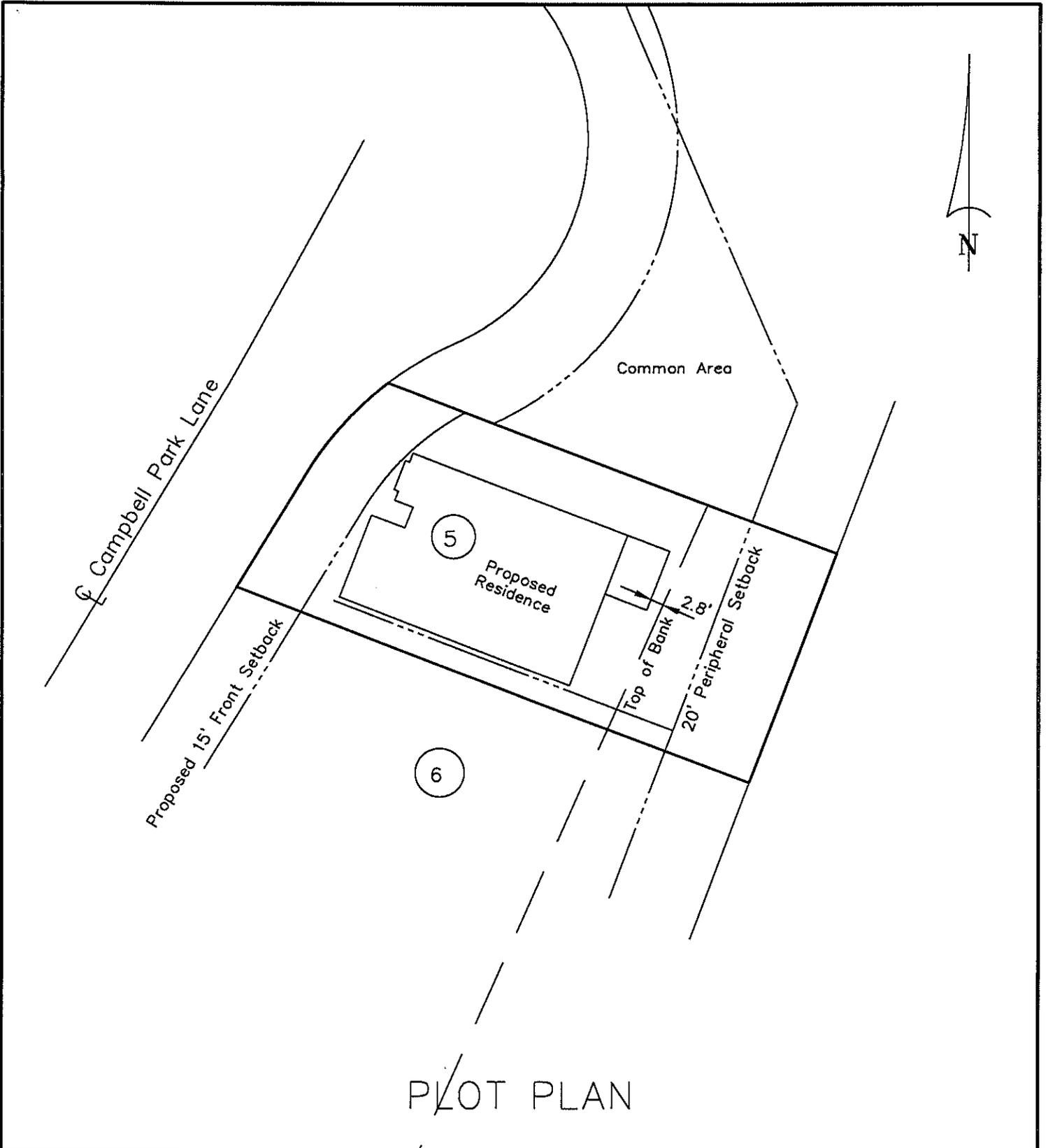
09/09/2016

District	Map	Insert	Group	Parcel	Ward	Property Location	
W6	130			86		1203 CAMPBELL PARK LN	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
			-	-	-		2.70 - A.C. Deeded
							0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
LOVELACE GEORGE RUDOLPH & LUCILLE F		1/19/1966	1312	773		34693 HWY 72N LOUDON, TN 37774	
		6/9/1971	<u>1455</u>	171			
		10/24/1983	<u>1828</u>	772			
		10/17/2007	<u>20071018</u>	0032500			
HARNESS IVAN & FAYE		10/17/2007	<u>20071018</u>	0032501	\$ 175,000	1101 N CANPBELL STATION RD KNOXVILLE, TN 37922	
BRANDYWINE AT CAMPBELL STATION ROAD LLC		9/14/2015	<u>20150916</u>	0017700	\$ 200,000	1602 #STE 101 LAWRENCE AVE OCEAN, NJ 07712	

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



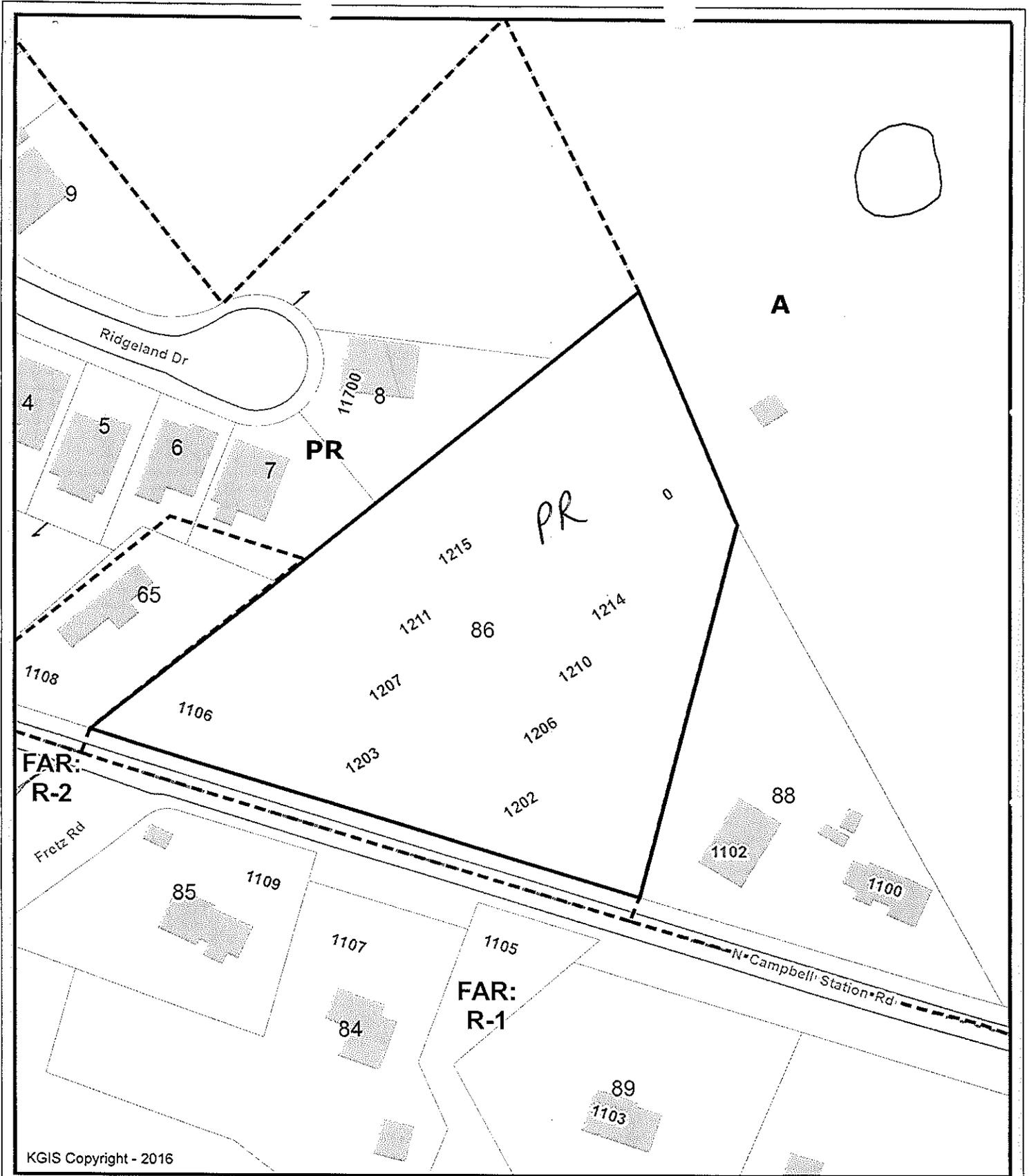
PLOT PLAN

Owner: _____

Lot 5
 Subd. Campbell Park
 County Knox Dist. 6
 City _____
 State Tennessee

Jim Sullivan, Land Surveyor
 Maryville, Tenn.
 Ph. 406-7324

Scale 1"=30'
 Date Sept. 6, 2016

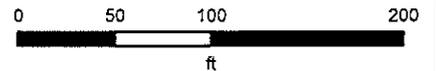


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Letter Portrait

Printed: 9/9/2016 at 2:45:26 PM

Knoxville - Knox County - KUB Geographic Information System



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If property taxes and assessments have been paid.
 Date 8-15-11
 Date 8-15-11
 Lee

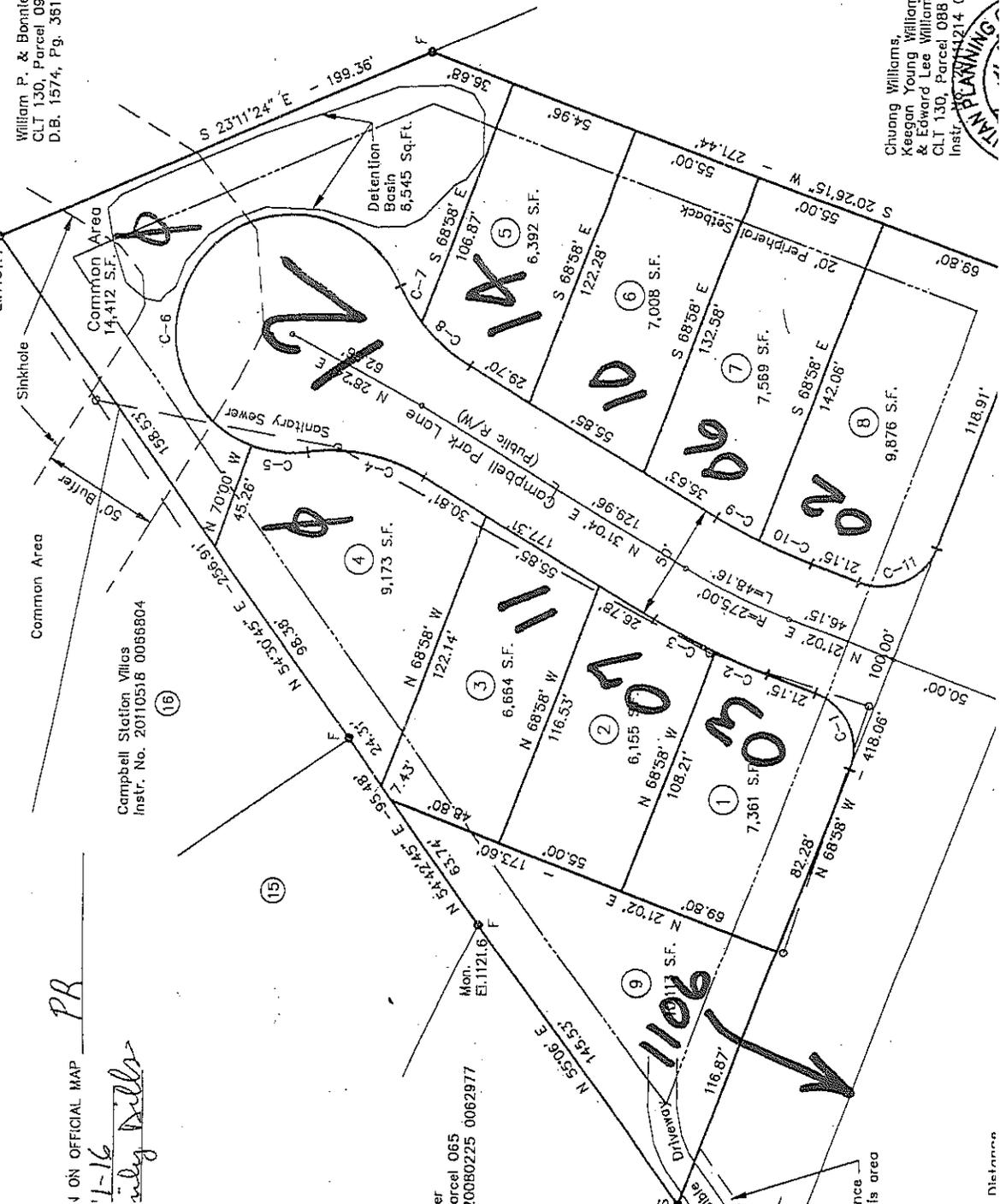
4. IRON PINS AT ALL CORNERS "F" FOUND, "S" SET
 ALL PINS SET UNLESS SHOWN AS FOUND.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD
 FRONTAGE AND S/D PERIMETER LOT LINES, 5' E.
 SIDE OF ALL INTERIOR LOT LINES.
6. THIS PROPERTY IS ZONED PR.
7. BEARINGS REFERENCED TO CAMPBELL STATION VIL
 RECORDED AS 20110518 0086804.
8. A PERIPHERAL SETBACK VARIANCE OF 35' TO 20'
 GRANTED BY KNOXVILLE-KNOX COUNTY MPC
9. BUILDING SETBACKS: FRONT - 20'
 SIDE - 5'
 PERIPHERAL - 20'
 (ALL REAR LINES
 ARE PERIPHERAL)
10. FOR APPROVED SUBDIVISION VARIANCES A 'ON
 OF APPROVAL OF THE CONCEPT PLAN ANL JSE-
 REFER TO THE METROPOLITAN PLANNING COMMISS
 FILES 3--SE-15-C AND 3--K-15--UR.
11. VEHICULAR ACCESS TO ALL LOTS FROM INTERIOR
 STREET ONLY EXCEPT LOT NO. 9.
12. LOT 9 SHALL HAVE A TURN-AROUND FOR VEHICLI
13. KNOX COUNTY NOTICE OF COVERAGE NO. TN00501
14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTEN
 OF STORM WATER FACILITIES. THE COVENANT FC
 MAINTENANCE OF STORMWATER FACILITIES IS
 RECORDED AS INSTRUMENT NO. 20160602 00701
15. A REDUCTION IN THE PERIPHERAL SETBACK FROM
 TO 20' WAS GRANTED BY MPC ON MARCH 12, 20
 16. PROPERTY RECORDING DATA - 20150913 001

C-7	75.00'	17.66'	S 58°55' W	17.62'
C-8	75.00'	27.62'	S 41°37' W	27.47'
C-9	250.00'	20.10'	S 28°45'45" W	20.10'
C-10	250.00'	23.56'	S 23°44'45" W	23.67'
C-11	25.00'	39.27'	S 23°58' E	35.36'

NOTE:
 All structures will have to be located at least
 50' from the last closed contour of the sinkhole
 on this site. Construction within the 50' sinkhole
 Buffer may only be permitted if a geotechnical
 study is prepared by a registered engineer and
 states that building within the 50' sinkhole buffer
 is acceptable and the study is approved by Knox
 County Engineering. An engineering footprint will
 be required for any structures to be placed
 within the 50' sinkhole buffer.

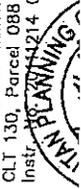
I hereby certify that the subdivision name and all
 information to the Knoxville/Knox County Street Naming
 Ordinance, the Administrative Rules of the Planning
 Commission, and the Administrative Rules of the Planning
 Commission.
 Knox Reed
 8/3/16

William P. & Bonnie E. Campbell
 CLT 130, Parcel 094
 D.B. 1574, Pg. 361



Certificate of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown is
 found to comply with the Subdivision Regulations of
 Knox County and with existing official plans, with
 any variances and stipulations noted on this plat
 of the Knoxville-Knox County Metropolitan Planning
 Commission, this the 15 day of Feb, 2016, and that
 I am hereby approved for recording in the office of the
 Register of Deeds.
 Keegan Young Williams,
 & Edward Lee Williams
 CLT 130, Parcel 088
 Instr. 20141214 0032784
 Date 8/17
 Secretary

Chuang Williams,
 Keegan Young Williams,
 & Edward Lee Williams
 CLT 130, Parcel 088
 Instr. 20141214 0032784



Distance

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-9325

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325

AI-6785

5b

BZA Agenda

Meeting Date: 10/26/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Broad Creek Builders, LLC by Bruce Matzel for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 15 feet. Property is located at 1210 Campbell Park Lane. Lot 6, Campbell Park. CLT Map 130, Group, Parcel 086. Property is zoned PR.

(Commission District 6)

Attachments

5b

5abc1

5abc2

5abc3

5b.

P/P Oct. 26

KNOX COUNTY BOARD OF ZONING APPEALS

Application Date: 09/09/2016

Meeting Date: Wednesday, September 28 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for walver of front setback from 20 feet to 15 feet.

Reason: topography

Property Address 1210 Campbell Park Ln

Subdivision: Campbell Park

Zone: PR

Lot Size: .16

CLT Map: 130 Group:

Parcel:086

Lot: 6

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: BROAD CREEK BUILDERS, LLC

Address: 12023 WOOD HOLLOW LN

City, State, Zip: KNOXVILLE TN 37932

Telephone: 865 388-1163 865 966-7979

Owner: BRANDYWINE AT CAMPBELL STATION ROAD, LL

Address: 1602 STE 101 LAWRENCE AVE

City, State, Zip: OCEAN NJ 07712

Telephone:

The Board of Zoning Appeals meets on the fourth Wednesday of each month. REPRESENTATION MUST BE PRESENT AT THE MEETING BEFORE THE APPEAL WILL BE GRANTED.

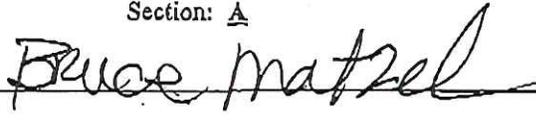
Every appeal shall be taken within thirty(30) days from the date of any refusal by the Building Inspector to issue the permit.

Page: 5-5.13-3

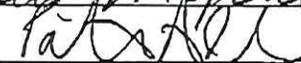
Regulation: 5.13.05

Section: A

Appellant:



Code Administration:



KNOX COUNTY CODE ADMINISTRATION

865.215.2325

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/09/2016

District	Map	Insert	Group	Parcel	Ward	Property Location	
W6	130			86		1203 CAMPBELL PARK LN	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
			-	-	-		2.70 - A.C. Deeded
							0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
LOVELACE GEORGE RUDOLPH & LUCILLE F		1/19/1966	1312	773		34693 HWY 72N LOUDON, TN 37774	
		6/9/1971	<u>1455</u>	171			
		10/24/1983	<u>1828</u>	772			
		10/17/2007	<u>20071018</u>	0032500			
HARNESS IVAN & FAYE		10/17/2007	<u>20071018</u>	0032501	\$ 175,000	1101 N CANPBELL STATION RD KNOXVILLE, TN 37922	
BRANDYWINE AT CAMPBELL STATION ROAD LLC		9/14/2015	<u>20150916</u>	0017700	\$ 200,000	1602 #STE 101 LAWRENCE AVE OCEAN, NJ 07712	

Remarks

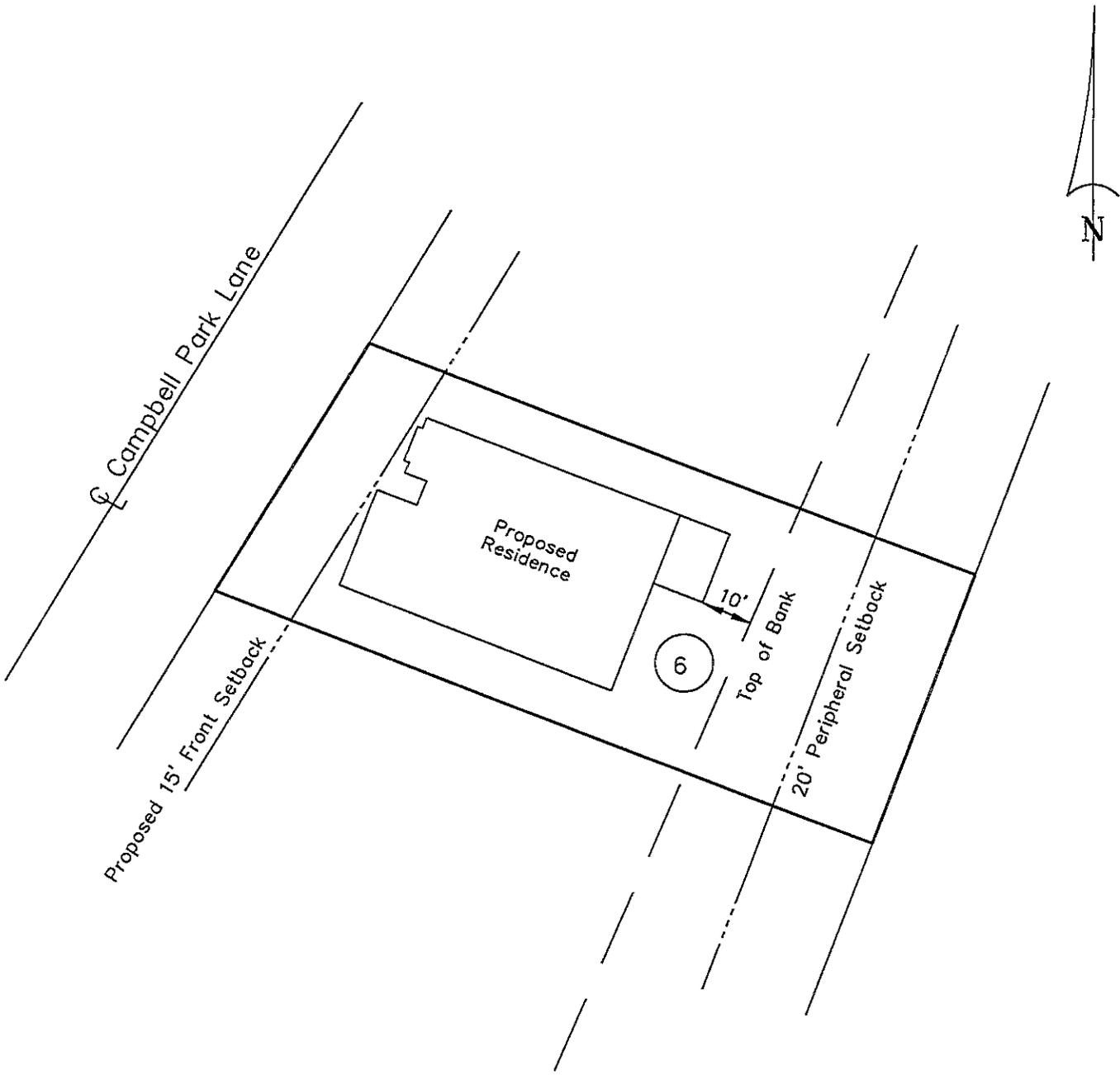
ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
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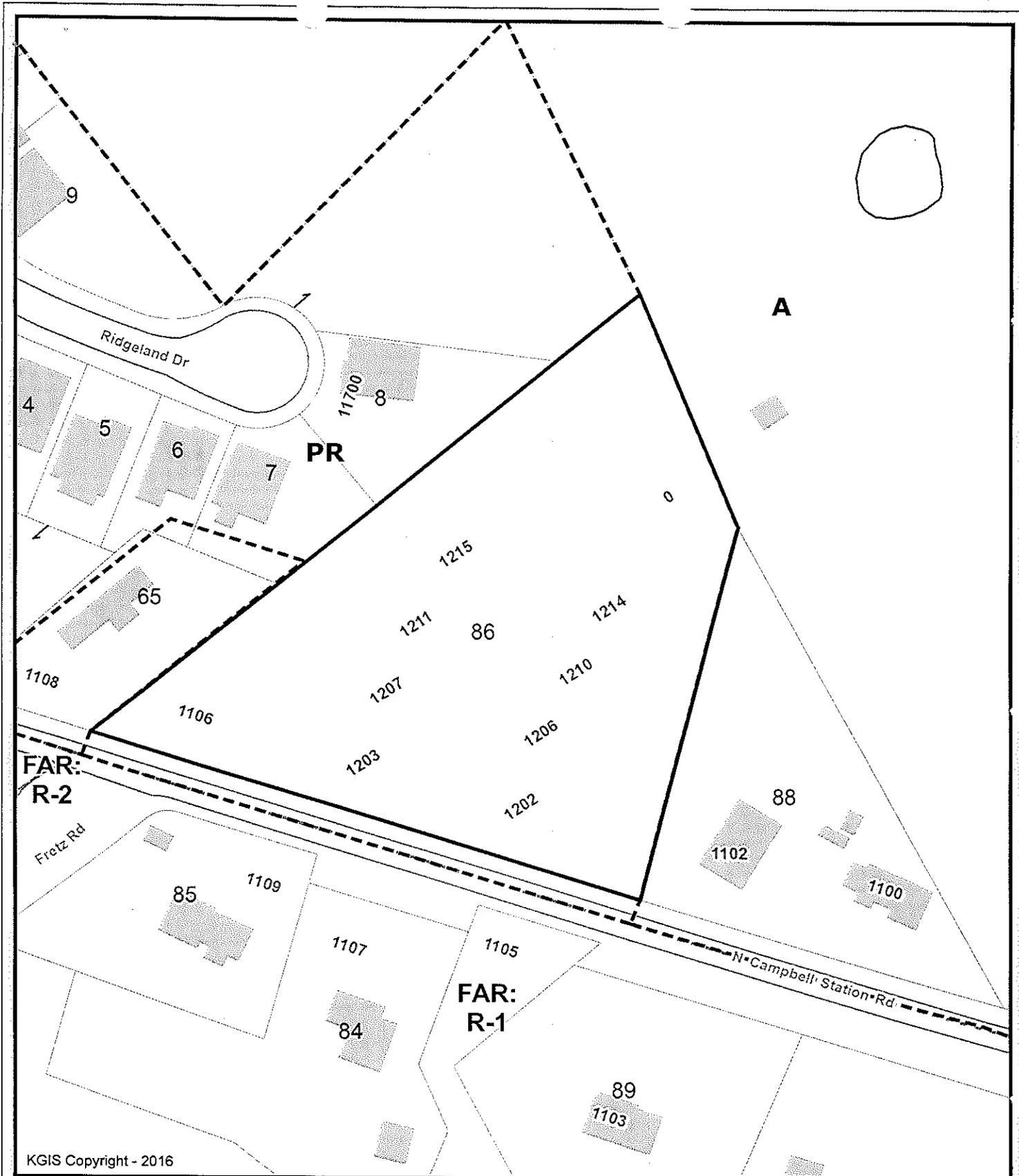
Previous Parcel (Split From)	Next Parcel (Merged Into)
--------------------------------	-----------------------------

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PLOT PLAN

Owner: _____		Lot <u>6</u>	
_____		Subd. <u>Campbell Park</u>	
_____		County <u>Knox</u> Dist. <u>6</u>	
Jim Sullivan, Land Surveyor		City _____	
Maryville, Tenn.		State <u>Tennessee</u>	
Ph. 406-7324		Scale <u>1"=30'</u>	
Date <u>Sept. 8, 2016</u>			

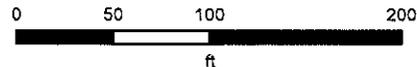


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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If property taxes and assessments have been paid. _____
 Date 8-15-11
 Date _____
 Fee _____

I hereby certify that the subdivision name and all information to the Knoxville/Knox County Street Naming Ordinance, the Administrative Rules of the Planning Commission and the Administrative Rules of the Planning Commission are correct and true.

inex Reed
8/3/16

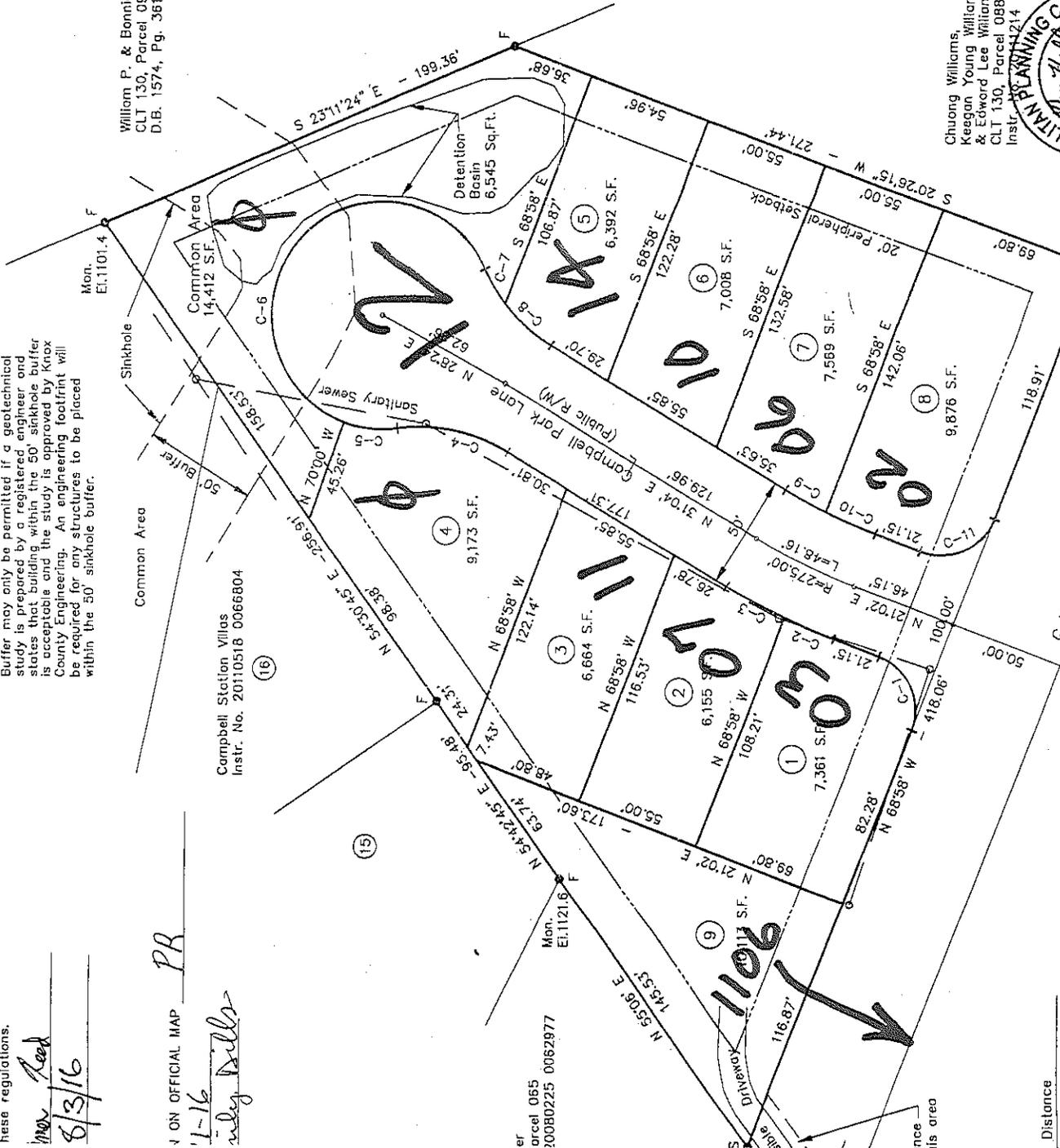
ON OFFICIAL MAP PR
1-16
indy bills

C-6	50.00'	196.93'	S 47°10' E	92.16'
C-7	75.00'	17.66'	S 58°55' W	17.62'
C-8	75.00'	27.62'	S 41°37' W	27.47'
C-9	250.00'	20.10'	S 28°45'45" W	20.10'
C-10	250.00'	23.88'	S 23°44'45" W	23.67'
C-11	25.00'	39.27'	S 23°58' E	35.36'

NOTE:
 All structures will have to be located at least 50' from the last closed contour of the sinkhole on this site. Construction within the 50' sinkhole buffer may only be permitted if a geotechnical study is prepared by a registered engineer and states that building within the 50' sinkhole buffer is acceptable and the study is approved by Knox County Engineering. An engineering footprint will be required for any structures to be placed within the 50' sinkhole buffer.

William P. & Bonnie E. Campbell
 CLT 130, Parcel 094
 D.B. 1574, Pg. 361

Campbell Station Villas
 Instr. No. 20110518 0066804



- IRON PINS AT ALL CORNERS "F" FOUND, "S" SET ALL PINS SET UNLESS SHOWN AS FOUND.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES, 5' E. SIDE OF ALL INTERIOR LOT LINES.
- THIS PROPERTY IS ZONED PR.
- BEARINGS REFERENCED TO CAMPBELL STATION VIL RECORDED AS 20110518 0066804.
- A PERIPHERAL SETBACK VARIANCE OF 35' TO 20' GRANTED BY KNOXVILLE-KNOX COUNTY MPC
- BUILDING SETBACKS: FRONT - 20'
SIDE - 5'
PERIPHERAL - 20'
(ALL REAR LINES ARE PERIPHERAL)
- FOR APPROVED SUBDIVISION VARIANCES AND OF APPROVAL OF THE CONCEPT PLAN AND REFER TO THE METROPOLITAN PLANNING COMMISSION FILES 3-SE-15-C AND 3-K-15-UR.
- VEHICULAR ACCESS TO ALL LOTS FROM INTERIOR STREET ONLY EXCEPT LOT NO. 9.
- LOT 9 SHALL HAVE A TURN-AROUND FOR VEHICLES
- KNOX COUNTY NOTICE OF COVERAGE NO. TN00501
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORM WATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORM WATER FACILITIES IS RECORDED AS INSTRUMENT NO. 20160502 00701
- A REDUCTION IN THE PERIPHERAL SETBACK FROM 20' TO 20' WAS GRANTED BY MPC ON MARCH 12, 2011
- PROPERTY RECORDING DATA - 20150913 001

Certificate of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown is found to comply with the Subdivision Regulations of Knox County and with existing official plans, with any variances and stipulations noted on this plat of the Knoxville-Knox County Metropolitan Planning Commission this day of Feb, 2016, and this is hereby approved for recording in the office of the Register of Deeds.
 _____ Date 8/19
 Secretary

Chuang Williams,
 Keegan Young Williams,
 & Edward Lee Williams
 CLT 130, Parcel 088
 Instr. No. 20142214 0032784
 KNOX COUNTY METROPOLITAN PLANNING COMMISSION

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-9325

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325



AI-6786

5c

BZA Agenda

Meeting Date: 10/26/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Broad Creek Builders, LLC by Bruce Matzel for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 15 feet. Property is located at 1206 Campbell Park Lane. Lot 7, Campbell Park. CLT Map 130, Group, Parcel 086. Property is zoned PR.

(Commission District 6)

Attachments

5a

5abc1

5abc2

5abc3

5abc3

KNOX COUNTY BOARD OF ZONING APPEALS

16-002361

5a

Application Date: 09/09/2016

Meeting Date: Wednesday, September 28 2016

Oct. 26

P/P Oct. 26

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of front setback from 20 feet to 15 feet.

Reason: topography

Property Address 1214 Campbell Park Ln

Subdivision: Campbell Park

Zone: PR

Lot Size: .15

CLT Map: 130 Group:

Parcel:086

Lot: 5

In Commission District 06, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: BROAD CREEK BUILDERS, LLC

Address: 12023 WOOD HOLLOW LN

City, State, Zip: KNOXVILLE TN 37932

Telephone: 865 388-1163 865 966-7979

Owner: BRANDYWINE AT CAMPBELL STATION ROAD, LL

Address: 1602 STE 101 LAWRENCE AVE

City, State, Zip: OCEAN NJ 07712

Telephone:

The Board of Zoning Appeals meets on the fourth Wednesday of each month. REPRESENTATION MUST BE PRESENT AT THE MEETING BEFORE THE APPEAL WILL BE GRANTED.

Every appeal shall be taken within thirty(30) days from the date of any refusal by the Building Inspector to issue the permit.

Page:: 5-5.13-3

Regulation: 5.13.05

Section: A

Appellant: Bruce Matzel Bruce Matzel

Code Administration: Pat [Signature]

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE

Source: KGIS

MAP DEPARTMENT - OWNERSHIP CARD

ACTIVE NORMAL

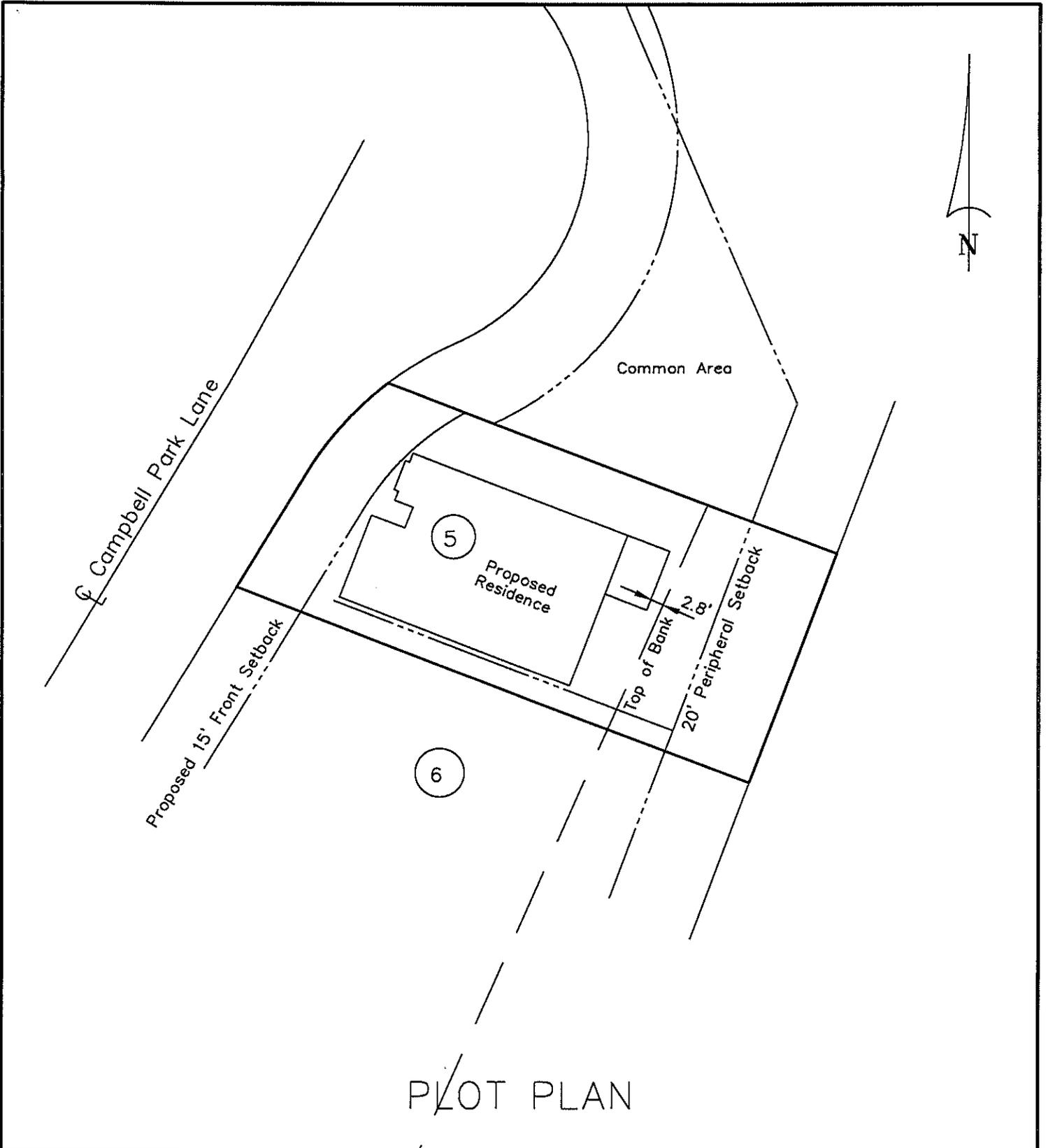
09/09/2016

District	Map	Insert	Group	Parcel	Ward	Property Location	
W6	130			86		1203 CAMPBELL PARK LN	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
			-	-	-		2.70 - A.C. Deeded
							0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
LOVELACE GEORGE RUDOLPH & LUCILLE F		1/19/1966	1312	773		34693 HWY 72N LOUDON, TN 37774	
		6/9/1971	<u>1455</u>	171			
		10/24/1983	<u>1828</u>	772			
		10/17/2007	<u>20071018</u>	0032500			
HARNESS IVAN & FAYE		10/17/2007	<u>20071018</u>	0032501	\$ 175,000	1101 N CANPBELL STATION RD KNOXVILLE, TN 37922	
BRANDYWINE AT CAMPBELL STATION ROAD LLC		9/14/2015	<u>20150916</u>	0017700	\$ 200,000	1602 #STE 101 LAWRENCE AVE OCEAN, NJ 07712	

Remarks

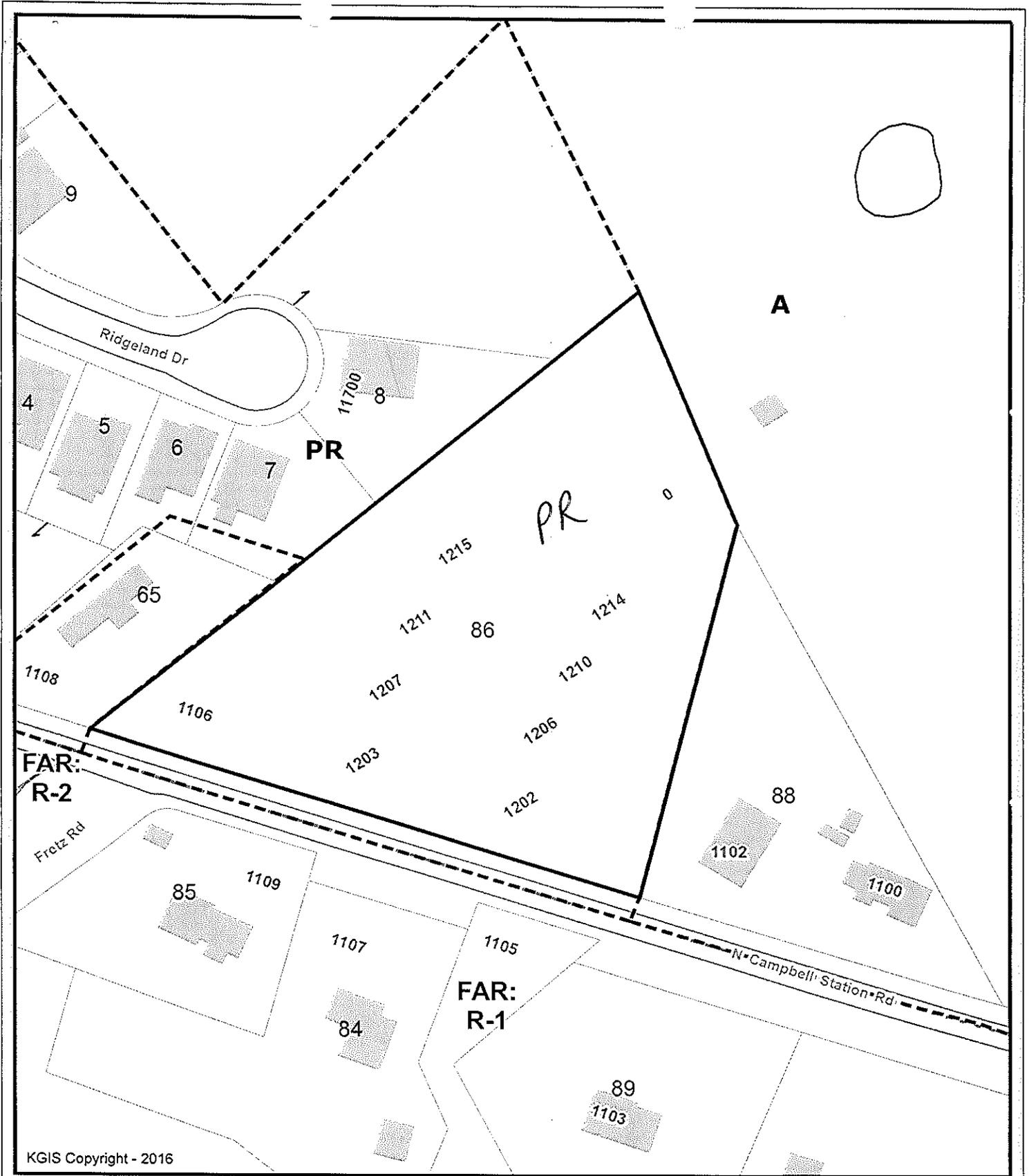
ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



PLOT PLAN

Owner: _____		Lot <u>5</u>
_____		Subd. <u>Campbell Park</u>
_____		County <u>Knox</u> Dist. <u>6</u>
Jim Sullivan, Land Surveyor Maryville, Tenn. Ph. 406-7324	Scale <u>1"=30'</u>	City _____
	Date <u>Sept. 6, 2016</u>	State <u>Tennessee</u>

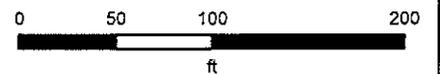


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Letter Portrait

Printed: 9/9/2016 at 2:45:26 PM

Knoxville - Knox County - KUB Geographic Information System



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If property taxes and assessments have been paid.
 Date 8-15-11
 Date 8-15-11
 Lee

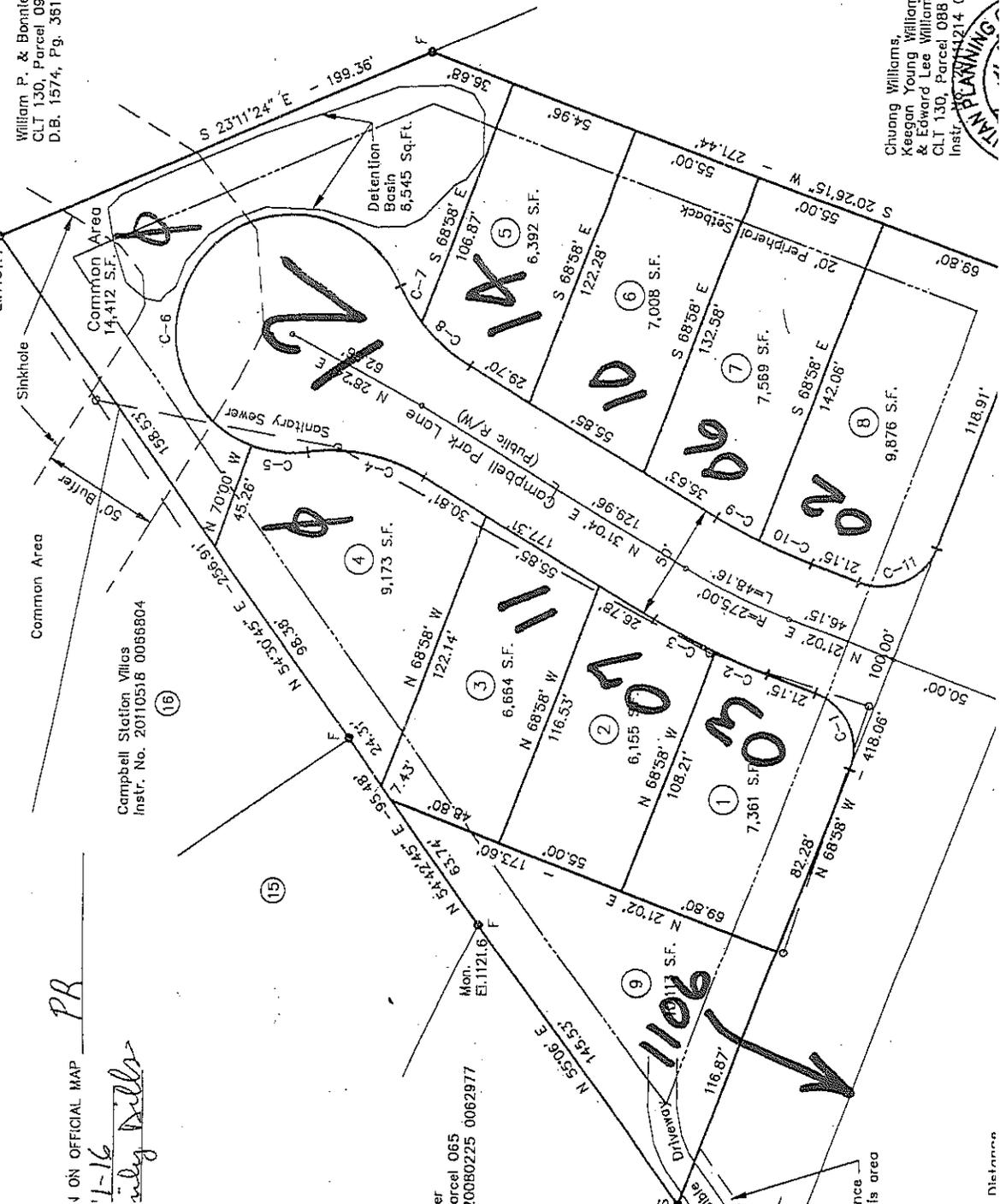
4. IRON PINS AT ALL CORNERS "F" FOUND, "S" SET
 ALL PINS SET UNLESS SHOWN AS FOUND.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD
 FRONTAGE AND S/D PERIMETER LOT LINES, 5' E.
 SIDE OF ALL INTERIOR LOT LINES.
6. THIS PROPERTY IS ZONED PR.
7. BEARINGS REFERENCED TO CAMPBELL STATION VIL
 RECORDED AS 20110518 0086804.
8. A PERIPHERAL SETBACK VARIANCE OF 35' TO 20'
 GRANTED BY KNOXVILLE-KNOX COUNTY MPC
9. BUILDING SETBACKS: FRONT - 20'
 SIDE - 5'
 PERIPHERAL - 20'
 (ALL REAR LINES
 ARE PERIPHERAL)
10. FOR APPROVED SUBDIVISION VARIANCES A 'ON
 OF APPROVAL OF THE CONCEPT PLAN ANL 'SE-
 REFER TO THE METROPOLITAN PLANNING COMMISS
 FILES 3--SE-15-C AND 3--K-15--UR.
11. VEHICULAR ACCESS TO ALL LOTS FROM INTERIOR
 STREET ONLY EXCEPT LOT NO. 9.
12. LOT 9 SHALL HAVE A TURN-AROUND FOR VEHICL
 13. KNOX COUNTY NOTICE OF COVERAGE NO. TN00501
 14. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINT
 OF STORM WATER FACILITIES. THE COVENANT FC
 MAINTENANCE OF STORMWATER FACILITIES IS
 RECORDED AS INSTRUMENT NO. 20160602 00701
 15. A REDUCTION IN THE PERIPHERAL SETBACK FROM
 TO 20' WAS GRANTED BY MPC ON MARCH 12, 20
 16. PROPERTY RECORDING DATA - 20150913 001

C-7	75.00'	17.66'	S 58°55' W	17.62'
C-8	75.00'	27.62'	S 41°37' W	27.47'
C-9	250.00'	20.10'	S 28°45'45" W	20.10'
C-10	250.00'	23.58'	S 23°44'45" W	23.67'
C-11	25.00'	39.27'	S 23°58' E	35.36'

NOTE:
 All structures will have to be located at least
 50' from the last closed contour of the sinkhole
 on this site. Construction within the 50' sinkhole
 Buffer may only be permitted if a geotechnical
 study is prepared by a registered engineer and
 states that building within the 50' sinkhole buffer
 is acceptable and the study is approved by Knox
 County Engineering. An engineering footprint will
 be required for any structures to be placed
 within the 50' sinkhole buffer.

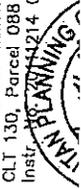
I hereby certify that the subdivision name and all
 information to the Knoxville/Knox County Street Naming
 Ordinance, the Administrative Rules of the Planning
 Commission.
 Knox Reed
 8/3/16

William P. & Bonnie E. Campbell
 CLT 130, Parcel 094
 D.B. 1574, Pg. 361



Certificate of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown is
 found to comply with the Subdivision Regulations of
 Knox County and with existing official plans, with
 any variances and stipulations noted on this plat
 of the Knoxville-Knox County Metropolitan Planning
 Commission, this the 15 day of Feb, 2016, and that
 I am hereby approved for recording in the office of the
 Register of Deeds.
 Keegan Young Williams,
 & Edward Lee Williams
 CLT 130, Parcel 088
 Instr. 20141214 0032784
 Date 8/17
 Secretary

Chuang Williams,
 Keegan Young Williams,
 & Edward Lee Williams
 CLT 130, Parcel 088
 Instr. 20141214 0032784



Distance

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-9325

VARIANCE
Public Hearing
City-County Bldg.
10-26-16 1:30 P.M.
215-2325



